

Masser's Corner

±10.5 AC
FOR SALE

5319 PA-61 | PAXINOS, PA | 17860



PROPERTY OVERVIEW

Masser's Corner features a +/- 10.5-acre site along Route 61 (± 12,000 VPD) in Paxinos, PA. Route 61 is the main traffic thoroughfare that runs from Sunbury to Reading. Masser's Corner sits at a signalized intersection along Route 61 and is a 5-minute drive to the region's biggest traffic generator, Knoebl's Amusement Park (2.2M visitor's per year). This location would be ideal for a convenience store, sit-down or quick-service restaurant, automotive, or medical use!

NEARBY ATTRACTIONS



Cale Bruso | Adam Hagerman | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

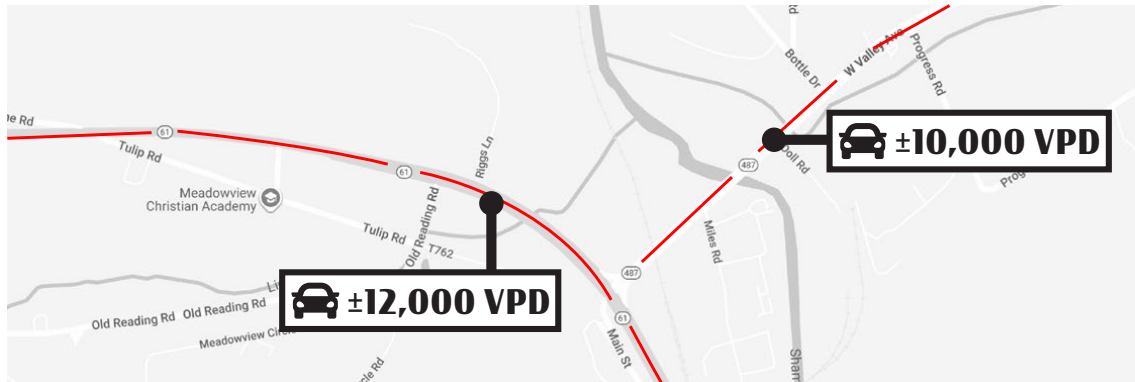
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2.2M VISITS ANNUALLY



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	4,989	23,036	31,020
TOTAL EMPLOYEES	2,105	5,440	6,986
AVERAGE HHI	\$115,583	\$78,908	\$80,926
TOTAL HOUSEHOLDS	2,007	9,144	12,406

TRAFFIC COUNTS: PA-61 ±12,000 VPD



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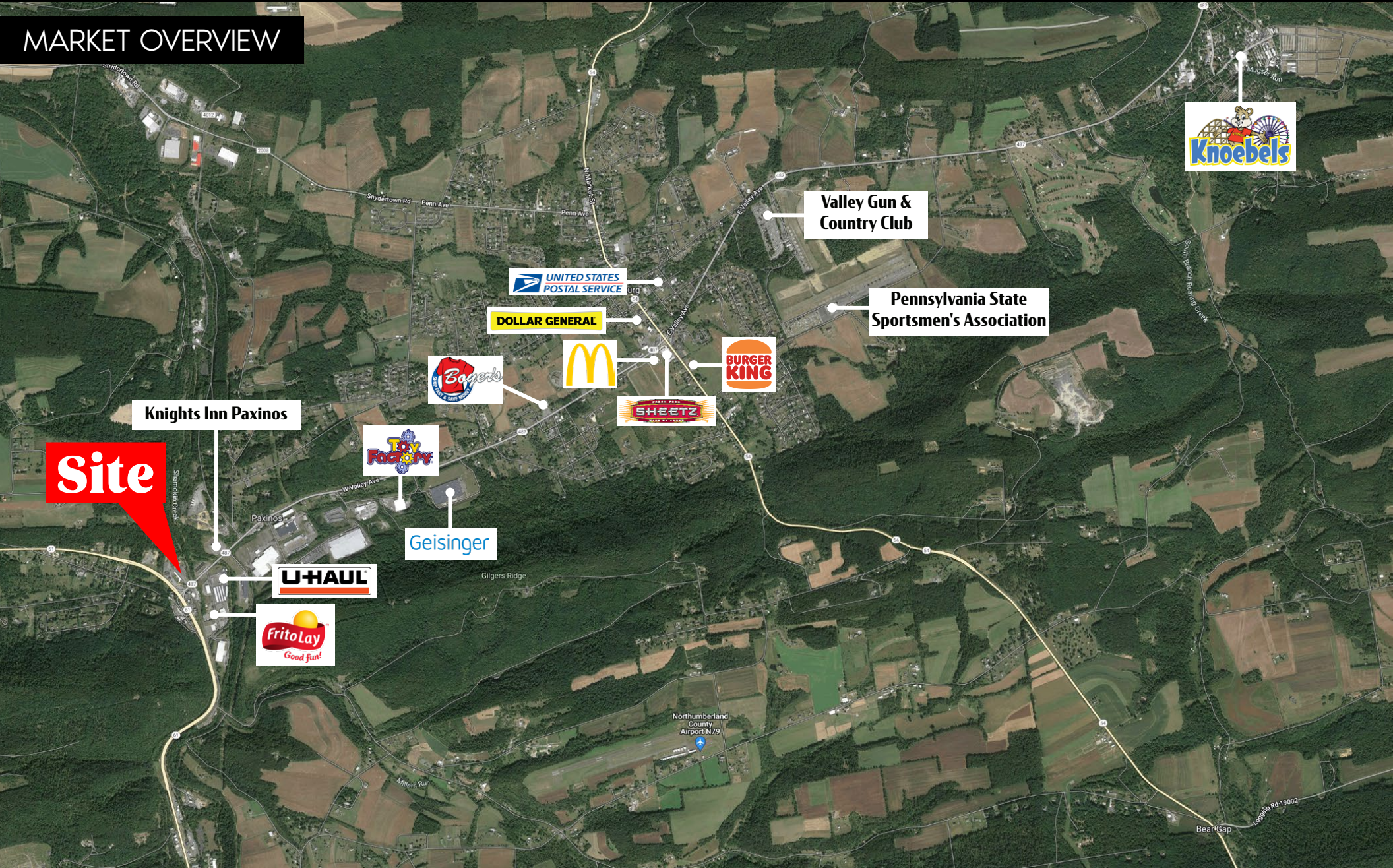
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MARKET OVERVIEW



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OUR LOCATIONS:

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York, PA 17402

LANCASTER OFFICE:

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Lancaster, PA 17601

EXTON OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

