

# 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 | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

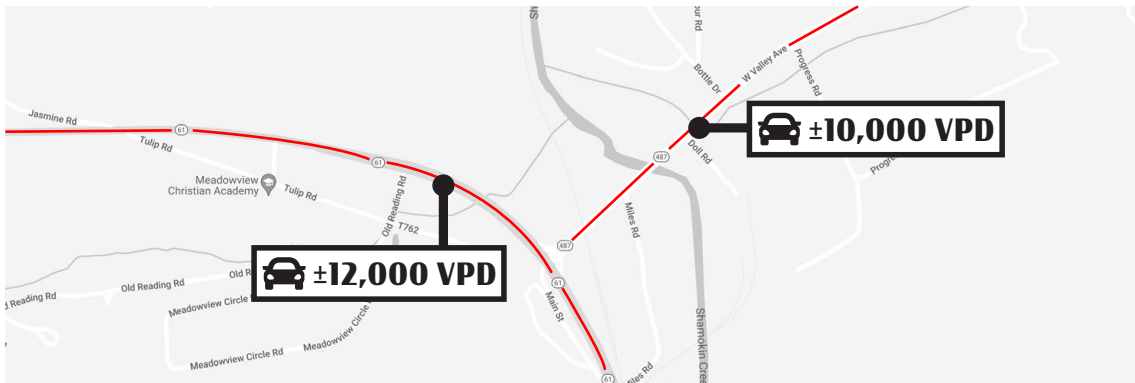
COMMERCIAL BROKERAGE. *Redefined.*



# Masser's Corner

5319 PA-61 | PAXINOS, PA | 17860

**±10.5 AC  
FOR SALE**



| 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



Cale Bruso | Ashlee Lehman | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

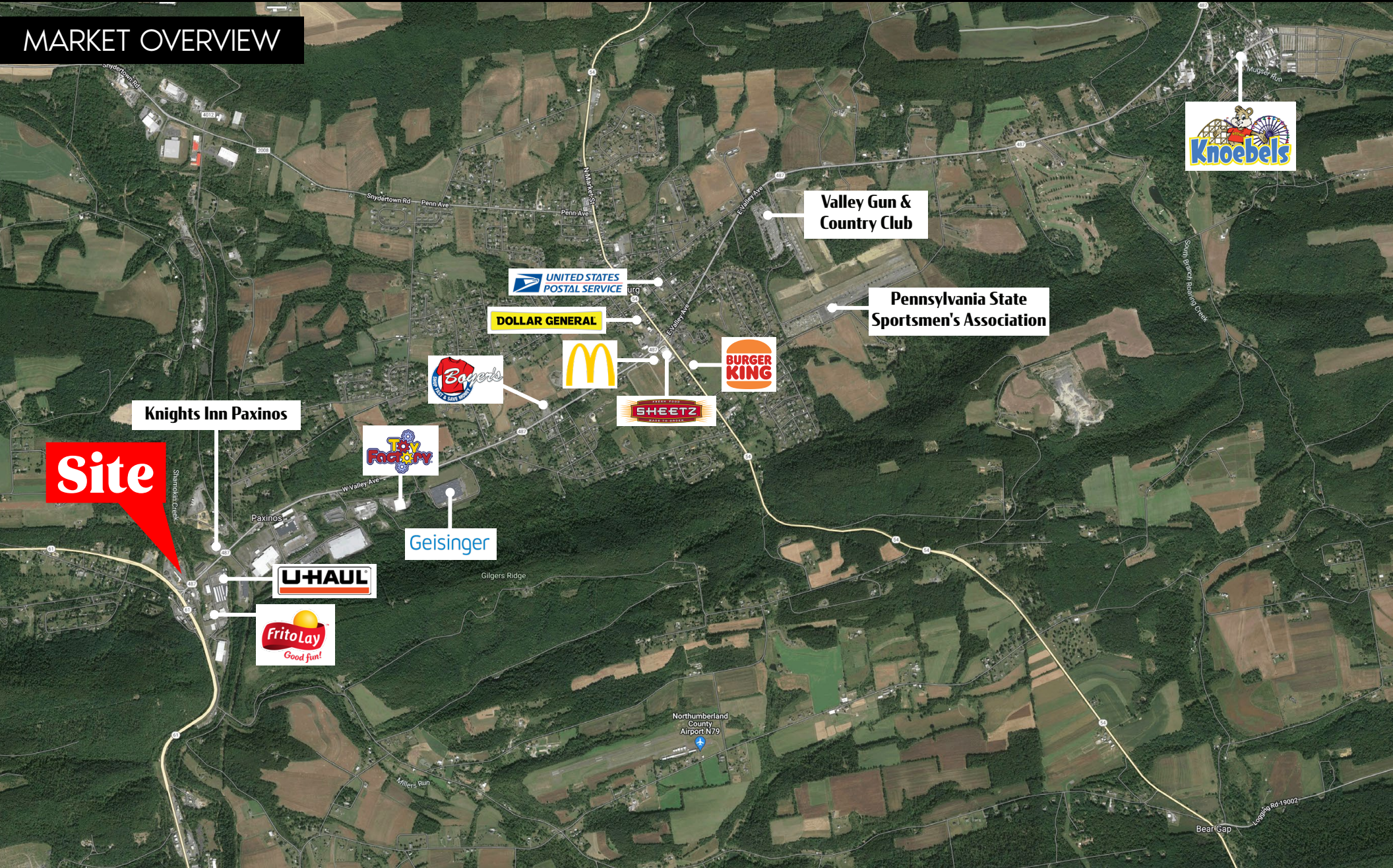


# Masser's Corner

5319 PA-61 | PAXINOS, PA | 17860

±10.5 AC  
FOR SALE

## MARKET OVERVIEW



Cale Bruso | Ashlee Lehman | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

### Cale Bruso

CBruso@bennettwilliams.com

### Ashlee Lehman

ALehman@bennettwilliams.com

### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com

### Chad Stine

CStine@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

