

# 1128-1136 Route 31

**± 6.6 AC  
FOR LEASE**

CLINTON, NJ | 08833



**±1.18 AC  
AVAILABLE**

**±2.63 AC  
AVAILABLE**

**±2.86 AC  
AVAILABLE**

**±28,000 VPD**



**Anthony Curcio | Blake Shaffer**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

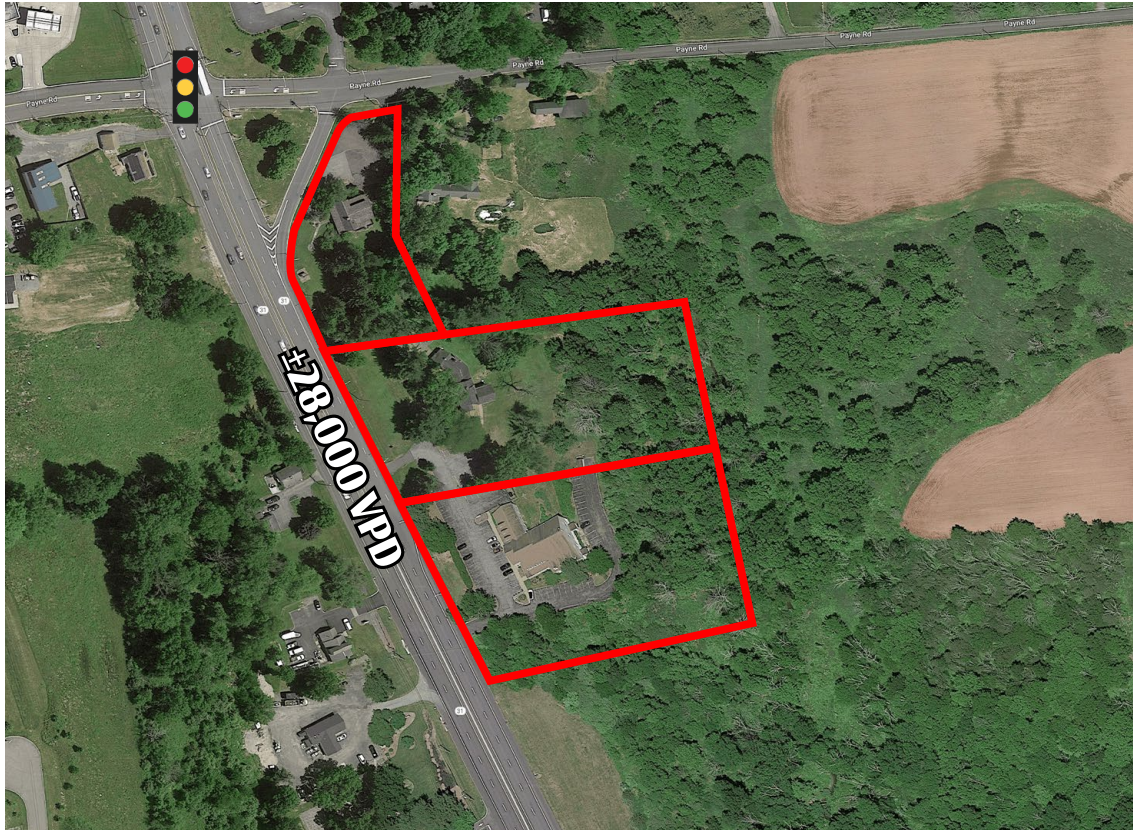
ACTIVE MEMBER OF:  
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COMMERCIAL BROKERAGE. *Redefined.*

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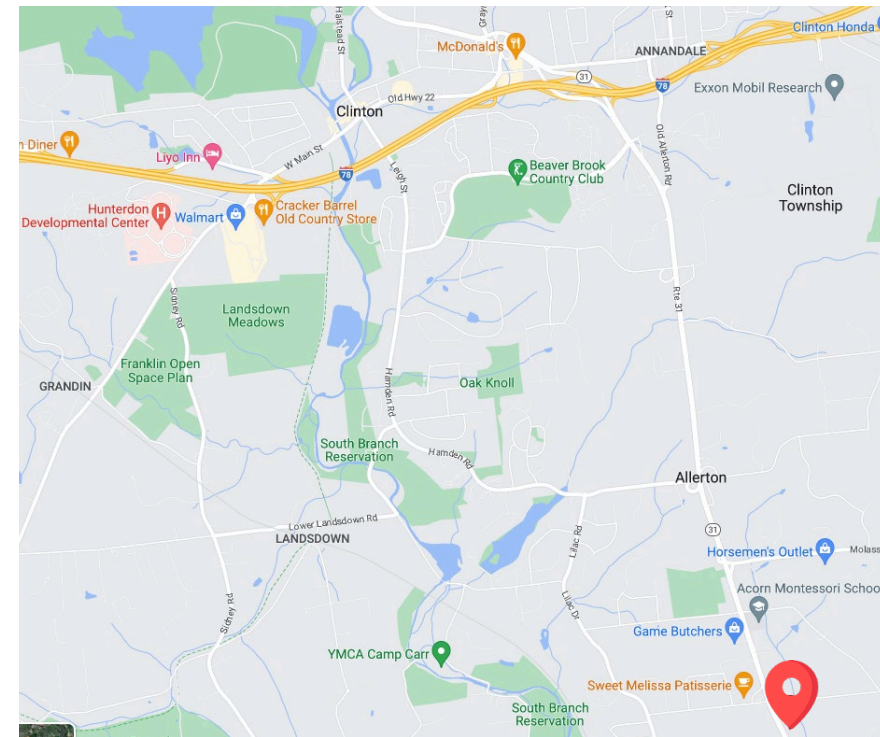
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## PROPERTY HIGHLIGHTS

- High visibility on busy traffic light controlled corner
- Assemblage of 3 lots containing 1.18, 2.63 and 2.86 acres
- Zoning overlay allows highway commercial uses
- High Incomes- Average Household Incomes- \$291,049 in a 1-mile radius, \$244,549 in 3 miles



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	15 MIN
TOTAL POPULATION	1,520	8,983	33,660	50,414
TOTAL EMPLOYEES	627	2,398	17,400	27,842
AVERAGE HHI	\$291,049	\$244,549	\$208,543	\$195,410
TOTAL HOUSEHOLDS	513	3,248	12,210	18,357

TRAFFIC COUNTS: **Route 31 ± 28,000 VPD**



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PATRICK MCGAHERAN  
SCHOOL

CHIVE & THYME CAFE



HORSEMEN'S  
OUTLET

SOMERSET ORAL & MAXILLOFACIAL  
SURGERY AND DENTAL IMPLANTS

31 SOUTH GRILLE  
AND DELI



**Site**

**COUNTRY SQUARE PLAZA**

NATALE'S ITALIAN  
YOGA ESSENCE  
SWEET MELISSA PATISSERIE  
GOLDEN NAILS II  
YES AERIAL FITNESS



ALLIEDSMILES  
ORTHODONTICS

WILDLIFE CONTROL  
SPECIALISTS

ROLLING HILLS  
HEALTHCARE CENTER

COURTSIDE  
RACQUET CLUB



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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.

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:

### Anthony Curcio

ACurcio@bennettwilliams.com

### Blake Shaffer

BShaffer@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

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

### CONTACT US

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

