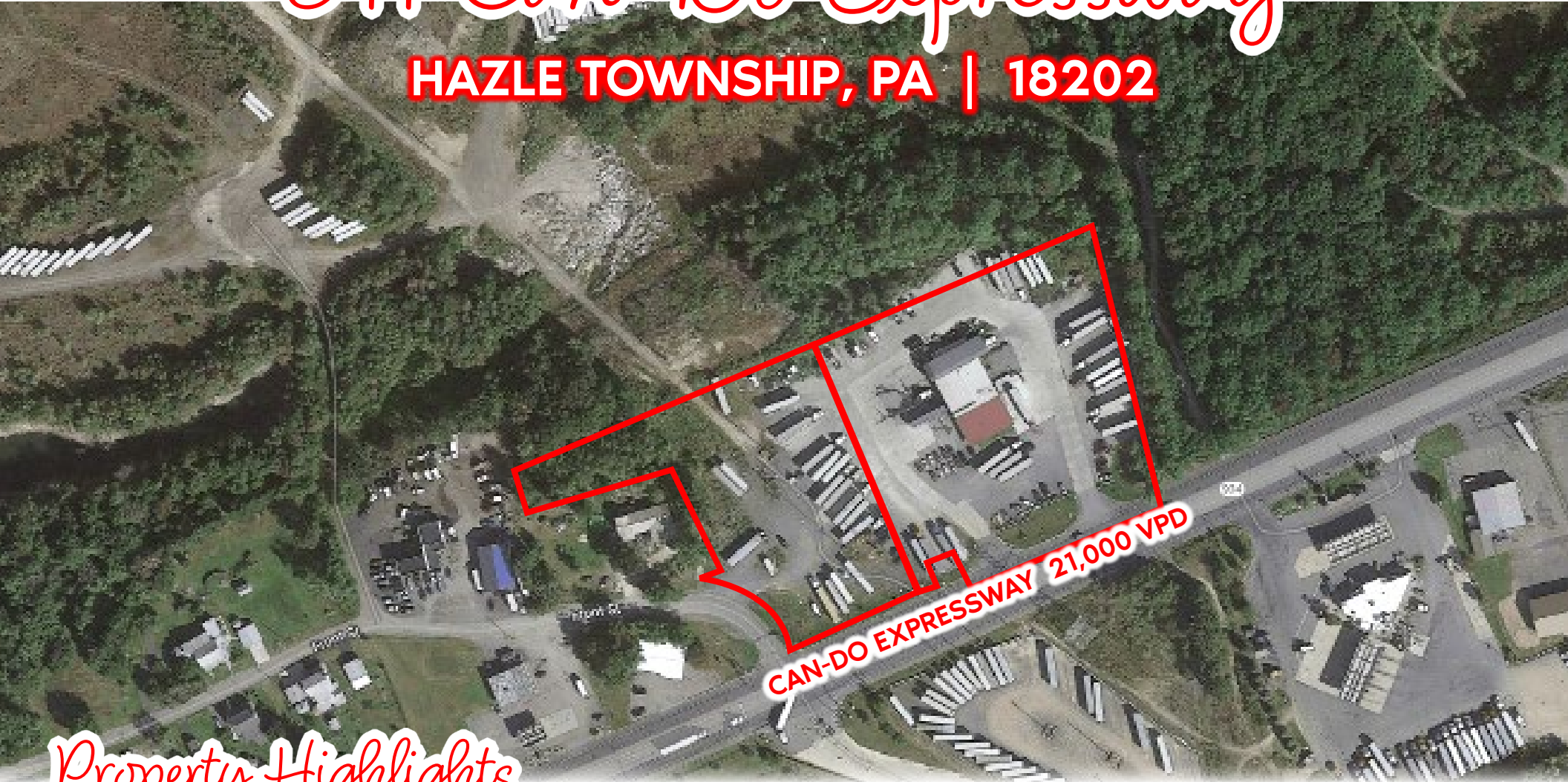


511 Can-Do Expressway

HAZLE TOWNSHIP, PA | 18202



Property Highlights

- 1 – 6.35 acres available for lease
- Located 0.5 miles away from busy Interstate 81
- 21,000 VPD for Can-Do Expressway and 46,000 for I-81
- Perfect for a wide range of uses
- Industrial, retail, hospitality, and residential properties nearby

**±1-6.35 AC
FOR LEASE**



Kandy Weader | Alyssa Gainer

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

511 Can-Do Expressway

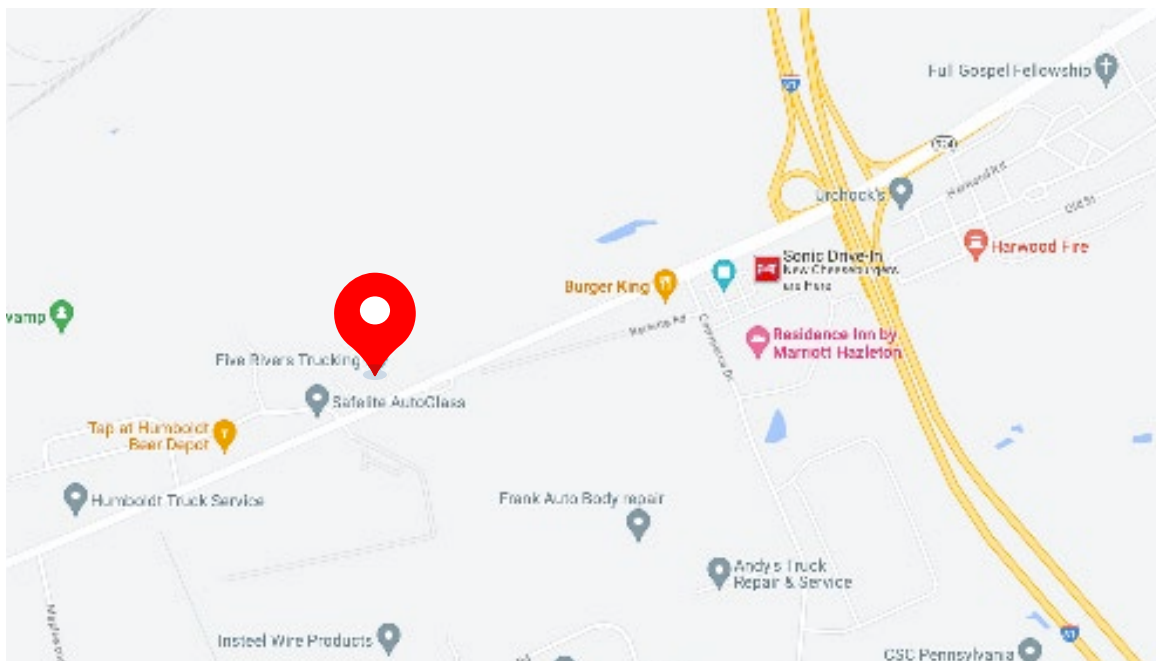
±1-6.35 AC
FOR LEASE

Property Overview

The property at 511 Can-Do Expy, Hazle Township, PA is a prime piece of commercial land available for lease from 1- 6.35 acres. Can-Do Expy (20,869 VPD) is just off I-81 (45,524 VPD). The property is currently used as yard space for a trucking company. It is located 0.5 miles off the highway and centrally located between industrial, retail, hospitality, and residential properties, making it an attractive location for a wide range of uses. Nearby retailers and industrial users include Sonic, Burger King, Residence Inn by Marriott Hazleton, Romark Logistics, PPL Utilities, Safelite Autoglass, and many more. With many industrial properties close by and high traffic counts, this site would be a good fit for but not limited to, a truck stop, hotel, fast casual, c-store, and many more.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,887	53,085	63,620
TOTAL EMPLOYEES	7,971	20,972	22,487
AVERAGE HHI	\$67,450	\$71,480	\$75,362
TOTAL HOUSEHOLDS	3,448	20,532	25,097

TRAFFIC COUNTS: CAN-DO EXPY ±21,000 VPD | I-81 ±46,000 VPD



Location

The parcel at 511 Can-Do Expy is off I-81 and is located just off the busy expressway that extends from Hazleton to Frackville, before joining with Route 61. It is located only 3.8 miles away from Hazleton.

Trade Area

Hazle Township is in Luzerne County, PA. Luzerne County has a total population of 326,369 people in 151,347 homes with a median household income of \$56,534. The area is heavily industrial with some retail, restaurants, and hospitality.



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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, 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.

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