

1399 MYERSTOWN, PA | 17067

HILLTOP ROAD



**+2,432 SF
FOR SALE**



Theo Notaras | Greg Whedbee
For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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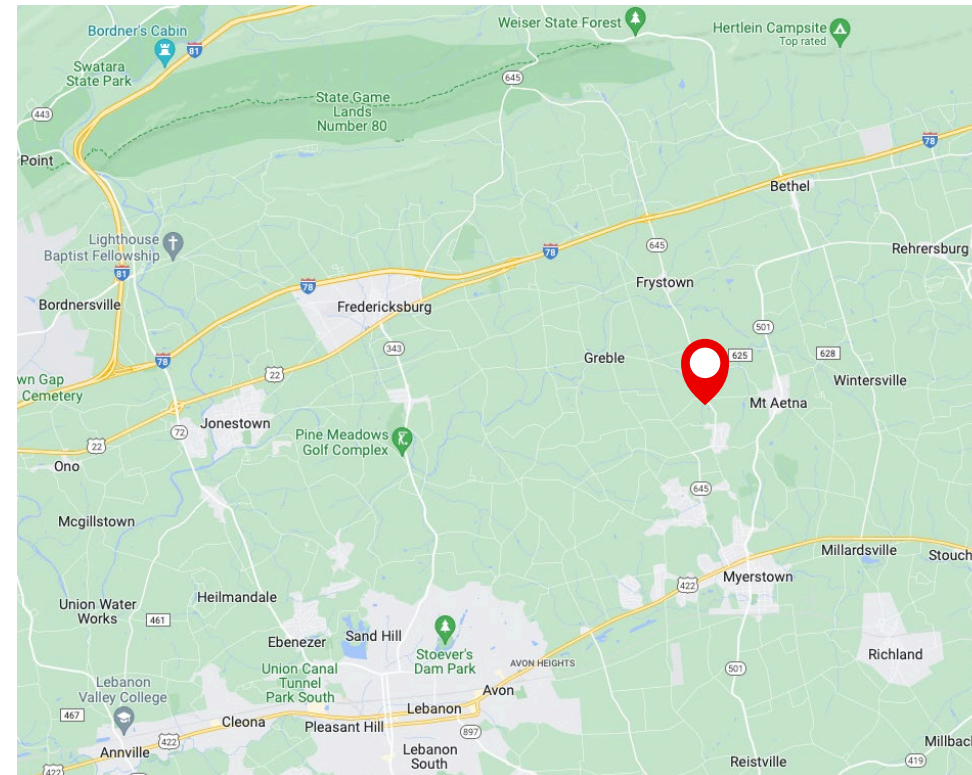
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PROPERTY OVERVIEW

A unique roadside property, 1399 Hilltop is ideal for a regional business; situated in a bucolic setting, but with great visibility each direction to the 3,000 vehicles passing by each day. Features of the well-maintained property include: new roof, updated electric, new siding, central A/C, owned propane tank, and with ample parking. There are many potential uses, such as a farm stand, contractor or workshop, professional office, bring your ideas. The frontage on Rt 645 gives the location a retail feel. Zoned agricultural with current non-conforming use. Annual tax 2023 - \$1916.

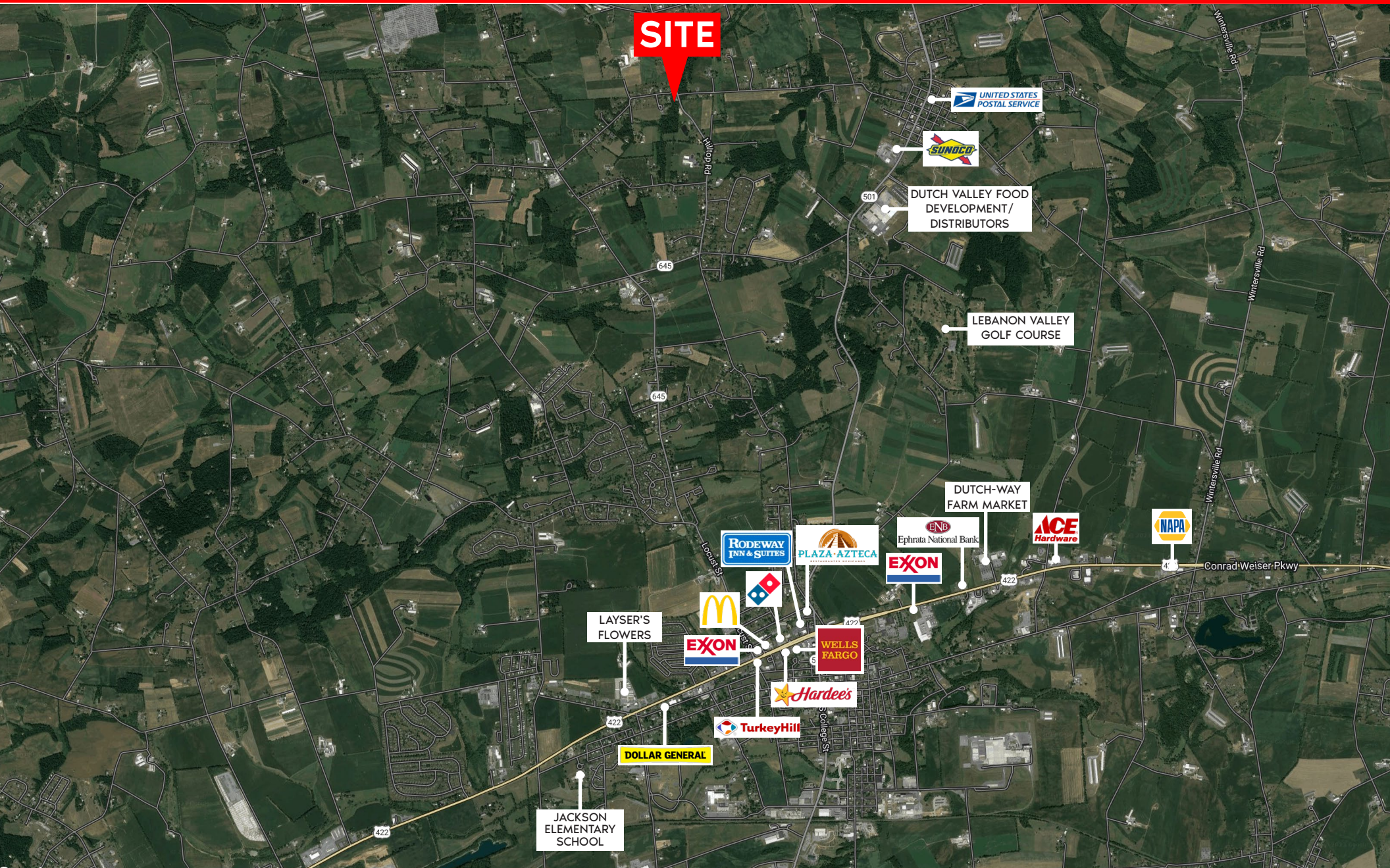
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	20,785	42,067	114,152
TOTAL EMPLOYEES	5,943	12,139	31,586
AVERAGE HHI	\$103,909	\$101,009	\$93,253
TOTAL HOUSEHOLDS	7,852	16,062	44,120

TRAFFIC COUNTS: HILLTOP RD ±3,000 VPD



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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:

Theo Notaras

tnotaras@bennettwilliams.com
610.306.3350

Greg Whedbee

gwhedbee@bennettwilliams.com
484.256.2990

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:

150 Farmington Lane
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

