

Pad Site at Sinking Spring Shopping Center  
**4846 PENN AVENUE**

SINKING SPRING, PA | 19608

±2 ACRES AVAILABLE  
FOR LEASE

**R REDNER'S**

**MAVIS  
DISCOUNT  
TIRE**

422

**M&T Bank**

**Wendy's**

±17,000 VPD

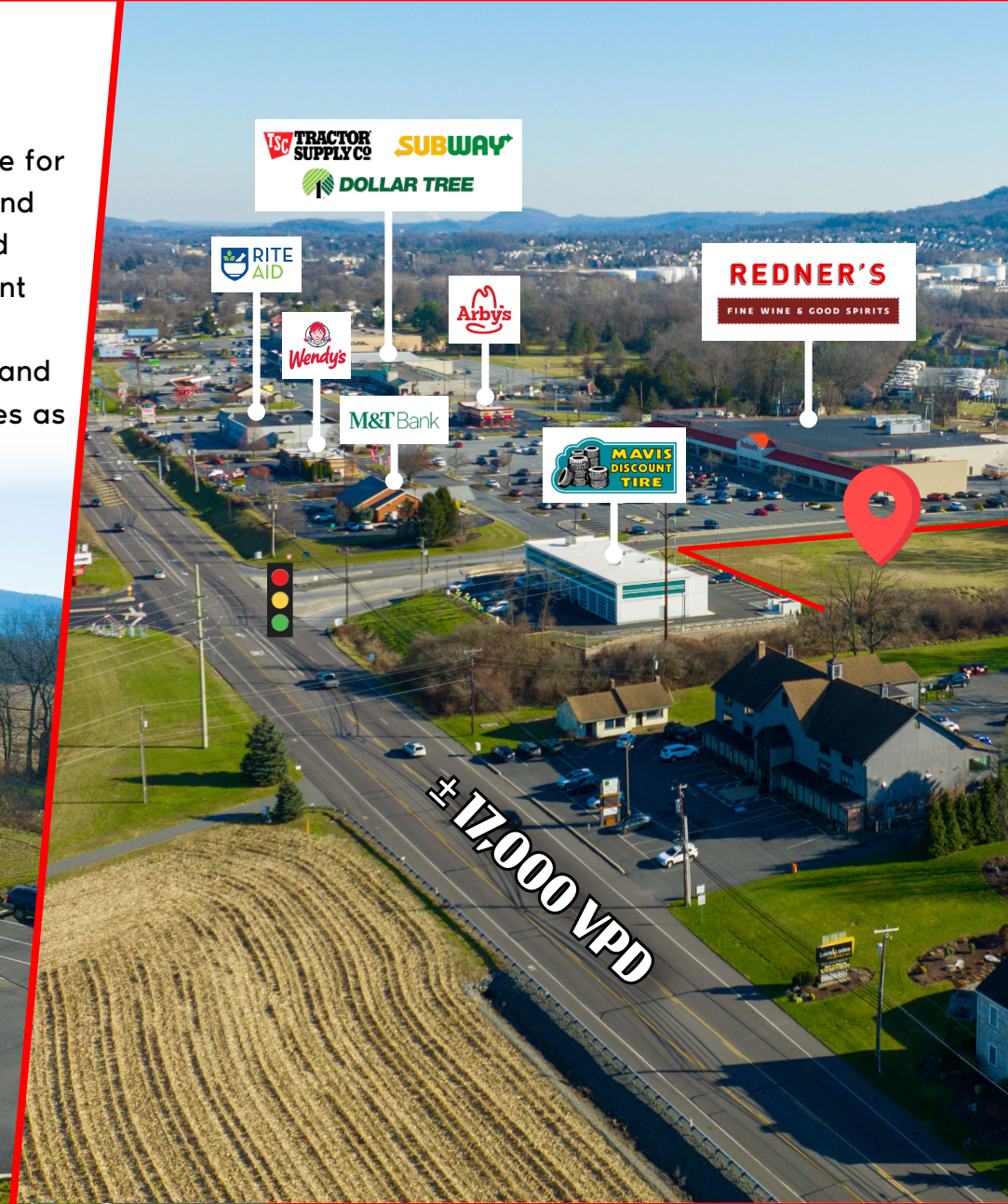
# 4846 PENN AVENUE

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± 2.00 ACRES  
FOR **LEASE**

## Property Overview

The ± 2-acre pad at Sinking Spring Shopping Center is available for lease or build-to-suit. The property sits behind the region's brand new Mavis Discount Tire and adjacent to the Redner's anchored Sinking Spring Shopping Center. This pad benefits from excellent visibility from Penn Ave (17,000 VPD) as well as neighboring retailers such as Redner's, Wine & Spirits, M&T Bank, Rite Aid, and Tower Health Urgent Care that puts traffic from far away places as far as five miles away. The pad is fitted for a multitude of uses including retail, medical, automotive, convenience, and more.



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## Demographics



**TRAFFIC COUNTS:**  
Penn Ave ±17,000 VPD



### POPULATION

3 MILE- 33,764  
5 MILE- 75,942  
7 MILE- 161,575



### EMPLOYEES

3 MILE- 8,291  
5 MILE- 31,939  
7 MILE- 62,929



### AVERAGE HHI

3 MILE- \$132,630  
5 MILE- \$130,067  
7 MILE- \$106,096



### HOUSEHOLDS

3 MILE- 13,010  
5 MILE- 29,633  
7 MILE- 62,114

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## Market Overview



**Site**

Sinking Spring Shopping Center  
REDNER'S M&T Bank  
Wendy's Arby's RITE AID

Spring Market  
LIDL FAMILY DOLLAR  
FIVE GUYS edible  
BURGERS and FRIES

Y

SUBWAY

DOLLAR TREE

TRACTOR SUPPLY CO

Advance Auto Parts

SHEETZ

ACE Hardware

meineke car care center

DQ

Auto Zone

McDonald's

Wawa

MEMBERS 1<sup>st</sup>

JACK WILLIAMS

DUNKIN'

CVS pharmacy

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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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.

