

# 604 STATION ROAD



*Site*

±1 AC

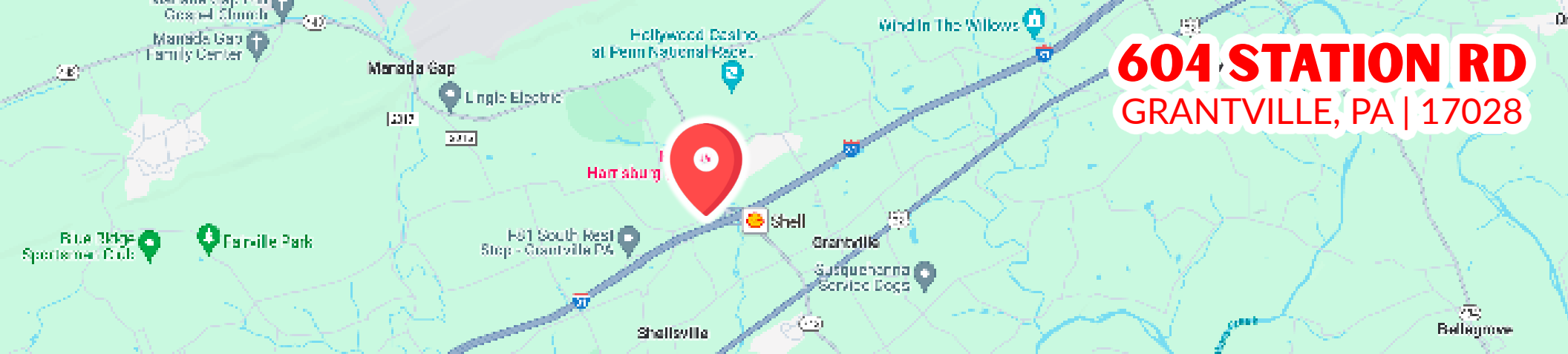
±68,000 VPD

## Property Highlights

- ±1 acre, flat lot with prime location
- Immediately off of I-81 with 68,000 VPD
- Between Holiday Inn and Best Western
- Excellent visibility from interstate
- Plenty of parking
- 1 mile from Hollywood Casino
- 6 miles to Hershey attractions and the outlets
- 6 miles to Fort Indiantown Gap
- 15 miles to Harrisburg
- 10 miles to Paxton Town Center Shopping Mall

## Nearby Tenants





**604 STATION RD**  
**GRANTVILLE, PA | 17028**

## *Property Overview*

A flat, +/- 1-acre parcel in Grantville, PA is available for lease. The lot is just off the I-81 exit (64,260 VPD), situated between the Holiday Inn and the Best Western, and offers excellent visibility from the interstate. It is on the exit to Penn National Race Course and Hollywood Casino. Grantville is well traveled by tourists as it's only minutes from Hershey attractions and Fort Indiantown Gap.

This property is zoned industrial commercial with two access points and lots of parking. It is perfect for a coffee user or other complimentary business to the hotels.

## *Location Overview*

The lot is strategically located off I-81 to provide lodging and food for tourists to Hershey attractions, the Hollywood Casino at Penn National Race Course, and Fort Indiantown Gap. North and South bound I-81 have 64,260 VPD while Bow Creek Road has 10,027 VPD.

## *Trade Area Overview*

Grantville is a community in East Hanover Township, Dauphin County, PA. It is part of the Harrisburg-Carlisle Metropolitan Statistical Area. Dauphin County has a population of 286,401. The average household income in Hershey is \$108,978.



**Kandy Weader**

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

COMMERCIAL BROKERAGE *Redefined.*

# 604 STATION RD

GRANTVILLE, PA | 17028

*Site*

I-83 ±68,000 VPD

BOW CREEK RD ±6,000 VPD

I-83 ±66,000 VPD

BOW CREEK RD ±13,000 VPD

ALLENTOWN BLVD ±11,000 VPD



## POPULATION

1 MILE- 19,482  
3 MILE- 41,451  
5 MILE- 142,687



## EMPLOYEES

1 MILE- 7,036  
3 MILE- 17,217  
5 MILE- 45,524



## AVERAGE HHI

1 MILE- \$191,147  
3 MILE- \$174,108  
5 MILE- \$123,773



## HOUSEHOLDS

1 MILE- 7,038  
3 MILE- 15,614  
5 MILE- 54,595



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# MARKET AERIAL



**HOLLYWOOD**  
*Casino*  
AT PENN NATIONAL RACE COURSE

±63,000 VPD



**SITE**

**H** *Holiday Inn*  
AN IHG HOTEL

**tru** by Hilton

**C**  
Comfort  
SUITES

*Hampton Inn*

**DOLLAR GENERAL**



**SHEETZ**



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## 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Kandy Weader

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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.

### CONTACT US

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

