

5600 ALLENTOWN BLVD

HARRISBURG, PA | 17112



Site

±50,000 VPD

NEARBY RETAILERS



±2 ACRES AVAILABLE
FOR SALE OR LEASE



Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Sale & Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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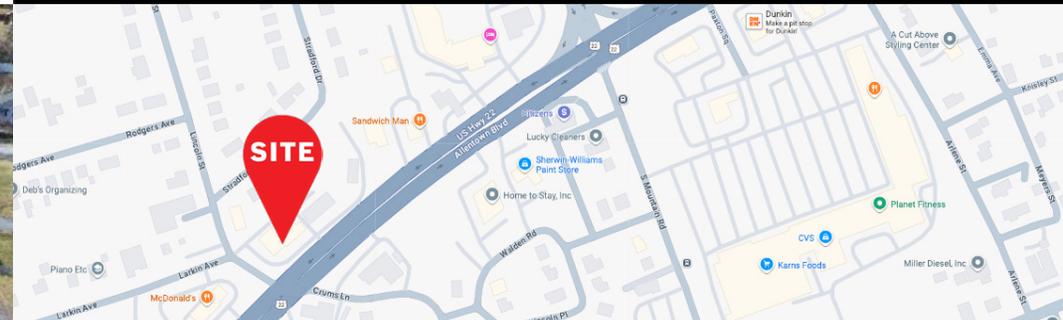
PROPERTY OVERVIEW

- ±2-acre lot located along Rt 22
- Great visibility along a heavily traveled road (±50,000 VPD)
- Just off the exit for I-81
- Prime redevelopment opportunity
- Other national retailers in close proximity include McDonald's, Burger King, Kohl's, Target, Costco, Best Buy, and more.
- Conceptual plans show up to 8,000 SF of medical on site or a 3,000 SF bank w/ drive-thru and a 4,000 SF retail building.
- Land lease pricing will be determined based on amount of land improvement responsibilities from owner.
- Ownership will do a build-to-suit for either a sale or a lease.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	54,041	118,667	204,315
TOTAL EMPLOYEES	24,802	59,325	135,538
AVERAGE HHI	\$118,524	\$115,923	\$104,096
TOTAL HOUSEHOLDS	22,166	49,397	84,914

TRAFFIC COUNTS: RT 22 ± 50,000 VPD



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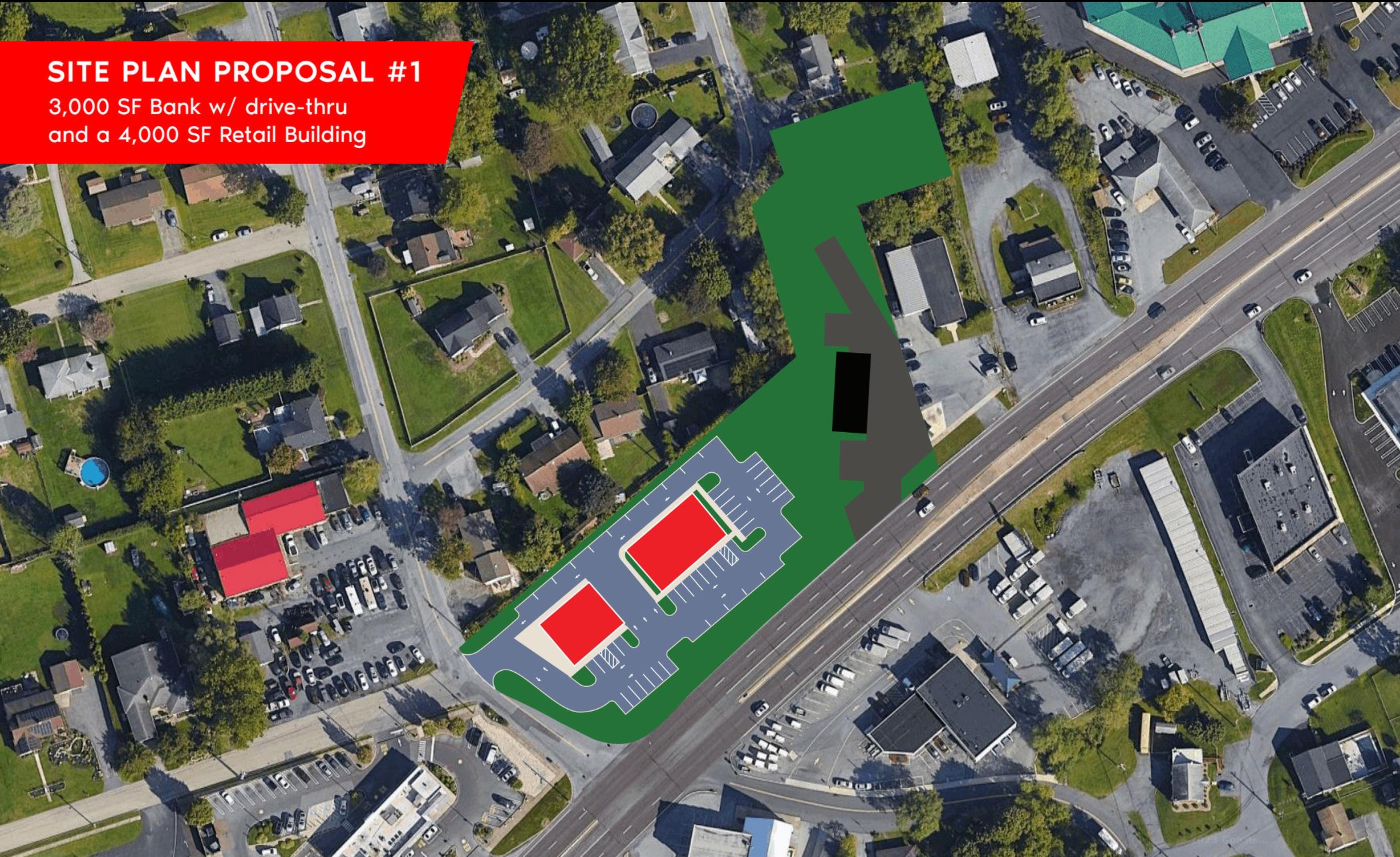
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±2 ACRES
FOR **SALE** OR **LEASE**

SITE PLAN PROPOSAL #1

3,000 SF Bank w/ drive-thru
and a 4,000 SF Retail Building



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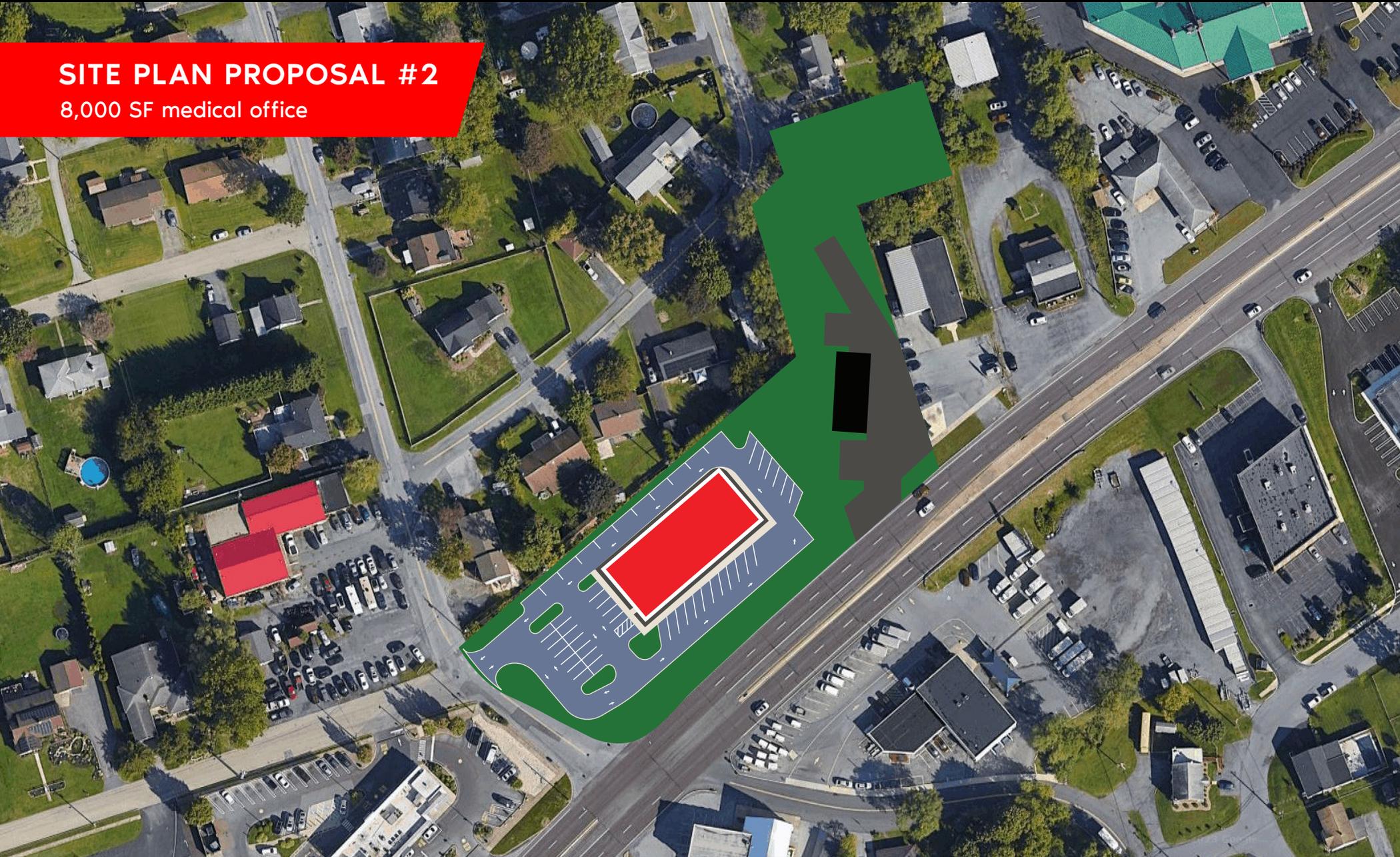
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±2 ACRES
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SITE PLAN PROPOSAL #2
8,000 SF medical office



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±2 ACRES
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MARKET OVERVIEW



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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

STATE COLLEGE OFFICE:

330 Innovation Park, 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

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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.

