

FREEDOM AVE

BURNHAM, PA | 17009

REDUCED PRICE

± 9,500 VPD

± 8,500 VPD



SHEETZ

±4,906 SF/.442 AC
FOR SALE/LEASE/BUILD TO SUIT



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PROPERTY OVERVIEW

Out parcel for sale/lease: The Freedom Ave out parcel at the Greater Lewistown Plaza is .44 acres with a 4,900 sf building. The parcel has excellent visibility from Freedom Ave 9,500 VPD and just around the corner from Logan Blvd 8,500 VPD.

On the property is a spacious 4,906 sf storefront with an attached garage. The garage comes with two overhead doors. This space is perfect for a new retail concept, quick service restaurant, or bank.

Add your business to this popular Lewistown area shopping center by leasing the existing retail or redeveloping the lot.

LOCATION

The property is situated less than 1 mile off of the Burnham exit of US Routes 22-322 and is less than 40 minutes from State College, PA, as well as 60 miles from the state capital of Harrisburg, PA. Lewistown is in the central portion of Pennsylvania in Mifflin County. Mifflin County is bordered by Union, Snyder, Juniata, Huntingdon, and Centre Counties. The county is approximately 30 miles southeast of State College and 60 miles northwest of Harrisburg. Mifflin County is influenced by its close proximity to State College, the home of Pennsylvania State University's main campus, which houses 46,606 undergraduate students.

TRADE AREA

Mifflin County has a population of 46,585 people with a median age of 43.5 and a median household income of \$42,019. Between 2015 and 2016 the median household income of Mifflin County, PA grew from \$41,288 to \$42,019, a 1.77% increase.



RT 322: ±24,000 VPD

S LOGAN BLVD: ±15,000 VPD

N LOGAN BLVD: ±8,500 VPD



POPULATION

3 MILE- 17,924

5 MILE- 25,225

7 MILE- 31,140



EMPLOYEES

3 MILE- 8,738

5 MILE- 11,307

7 MILE- 12,430



AVERAGE HHI

3 MILE- \$75,707

5 MILE- \$78,772

7 MILE- \$81,638



HOUSEHOLDS

3 MILE- 7,551

5 MILE- 10,546

7 MILE- 12,981

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PROPERTY HIGHLIGHTS

- 1 mile from Rt 322 (±24,000 VPD)
- .44 acre lot
- 4,906 sf storefront
- Large garage space with two overhead doors
- 30 miles from State College
- 60 miles from Harrisburg
- Excellent visibility from Freedom Ave (±9,500)



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MARKET OVERVIEW



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 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

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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.

