

# FORMER COOKE'S SHARPENING & GRINDING SERVICE

301 N MAIN ST | NEW SALEM, PA | 17371



±3,245 SF  
**FOR SALE/LEASE**



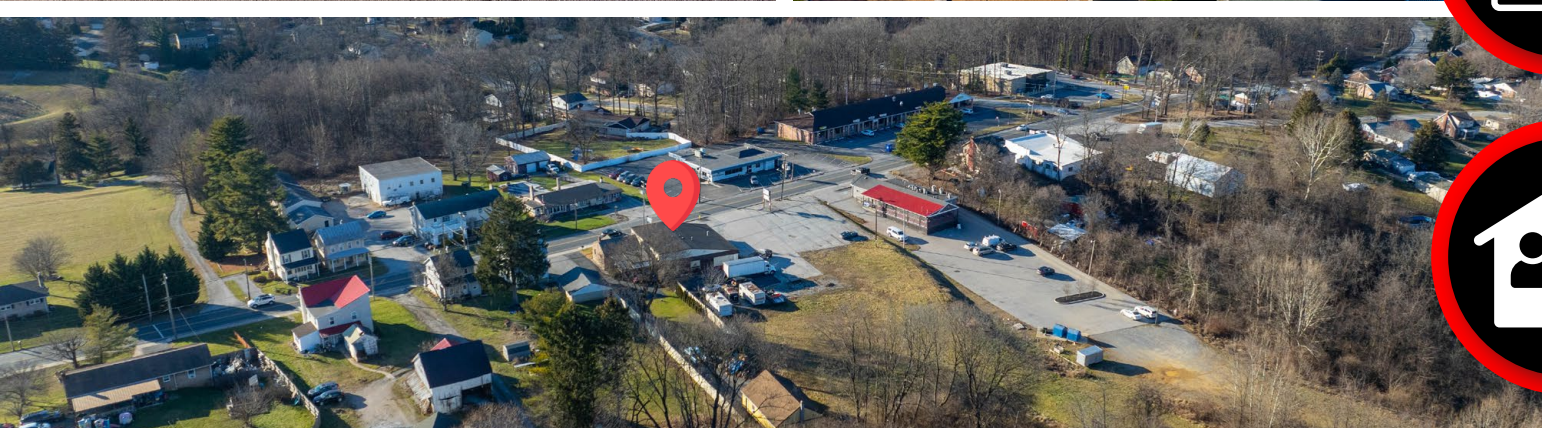
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## PROPERTY OVERVIEW

This 3,245 SF building sits on a very attractive flat 1.19acre land. Former Cooke's Sharpening and Grinding Service. Great development opportunity. 13,000 VPD traveling on this Main Street, in New Salem and it's surrounded by nearby retailers like Dollar General, Subway, People's Bank, Stambaugh Plumbing and Heating.



**POPULATION**  
5 MILE- 80,734  
7 MILE- 166,765  
10 MILE- 258,242



**EMPLOYEES**  
5 MILE- 34,320  
7 MILE- 70,200  
10 MILE- 101,209



**AVERAGE HHI**  
5 MILE- \$101,875  
7 MILE- \$100,682  
10 MILE- \$105,078



**HOUSEHOLDS**  
5 MILE- 31,087  
7 MILE- 65,871  
10 MILE- 101,597



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**±1.19 ACRES**

**±13,000 VPD**





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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

### 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:

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

## LISTING AGENTS:



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### Chad Stine

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## CONTACT US

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INVESTMENT  
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PROPERTY  
MANAGEMENT



## 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.

