

413 W MAIN STREET

MOUNT JOY, PA | 17552



\$1,200,000

±7,827 SF AVAILABLE
FOR SALE



Jeff Herr | Jeffrey Herr

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY OVERVIEW

- 7,827 retail building on Route 230/Main Street in Mount Joy
- 1.25 acre site immediately adjacent to Weis Markets
- Sale includes single-family home on same parcel
- Centrally located in the rapidly growing Route 283 corridor
- All public utilities



POPULATION

3 MILE- 19,694
5 MILE- 46,196
7 MILE- 105,879



EMPLOYEES

3 MILE- 7,018
5 MILE- 12,271
7 MILE- 30,214



AVERAGE HHI

3 MILE- \$114,069
5 MILE- \$114,432
7 MILE- \$110,023



HOUSEHOLDS

3 MILE- 8,173
5 MILE- 17,877
7 MILE- 41,692



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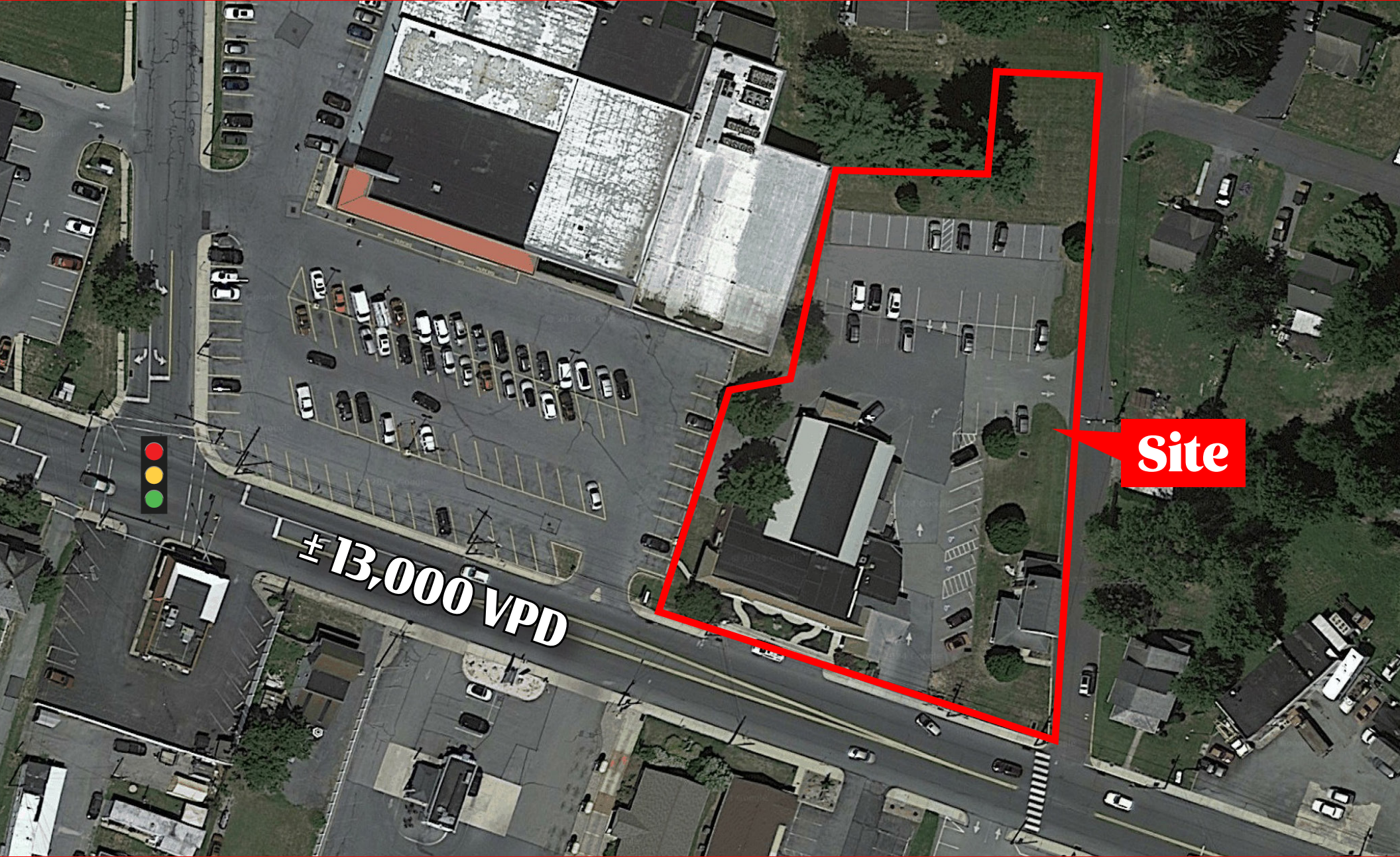
INTERIOR PHOTOS



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Site

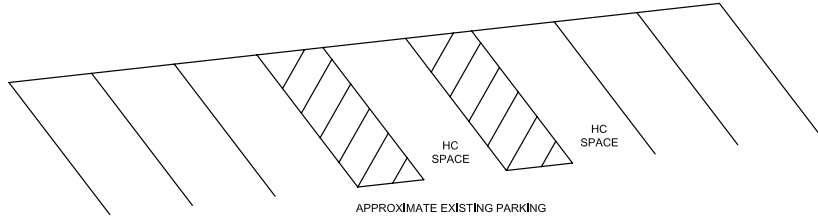
±13,000 VPD

413 W MAIN STREET

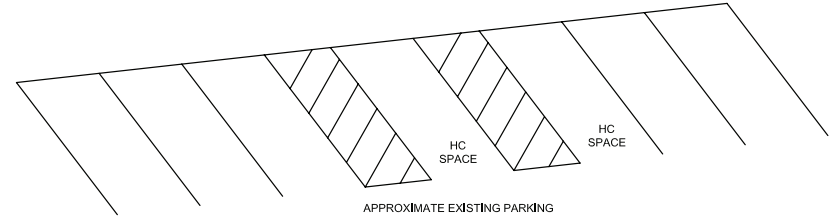
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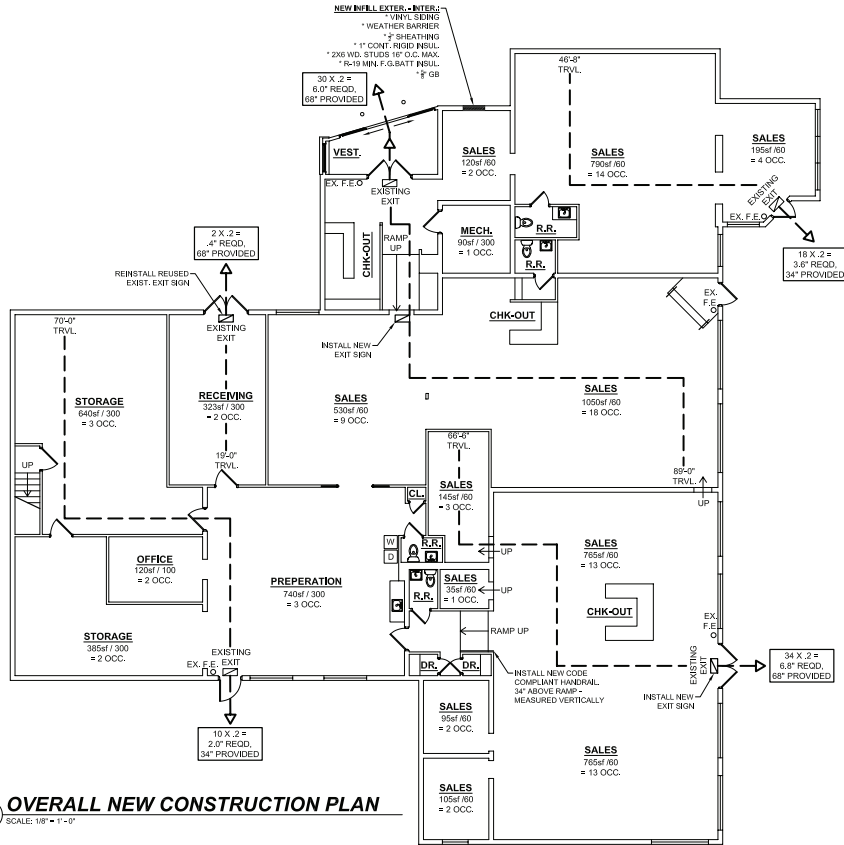
FLOOR PLANS



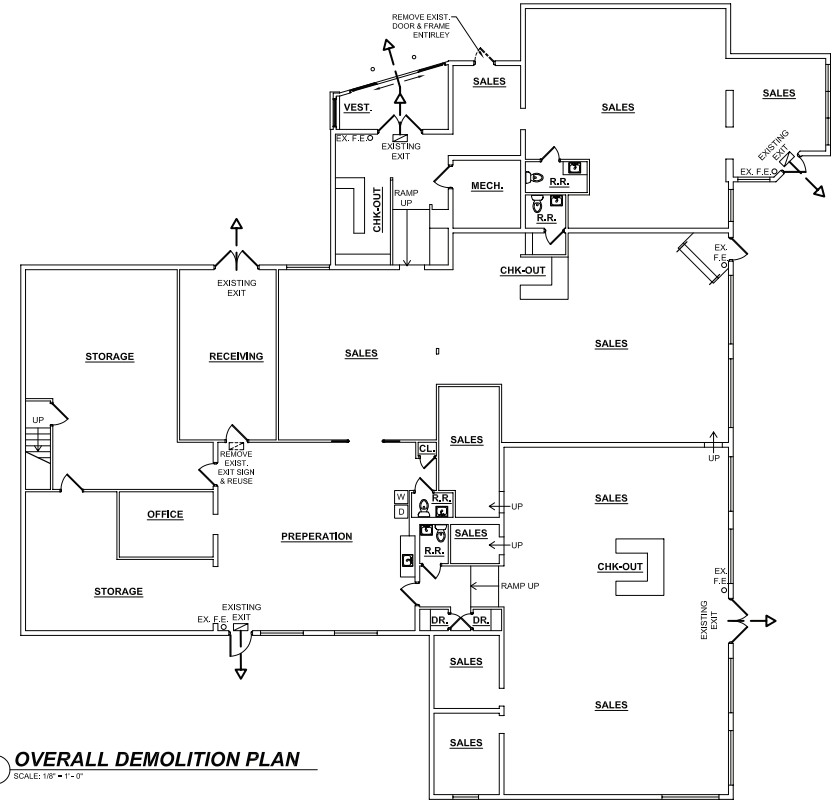
APPROXIMATE EXISTING PARKING LAYOUT. CURRENTLY APPROVED. NO CHANGES TO BE MADE



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2 OVERALL NEW CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"



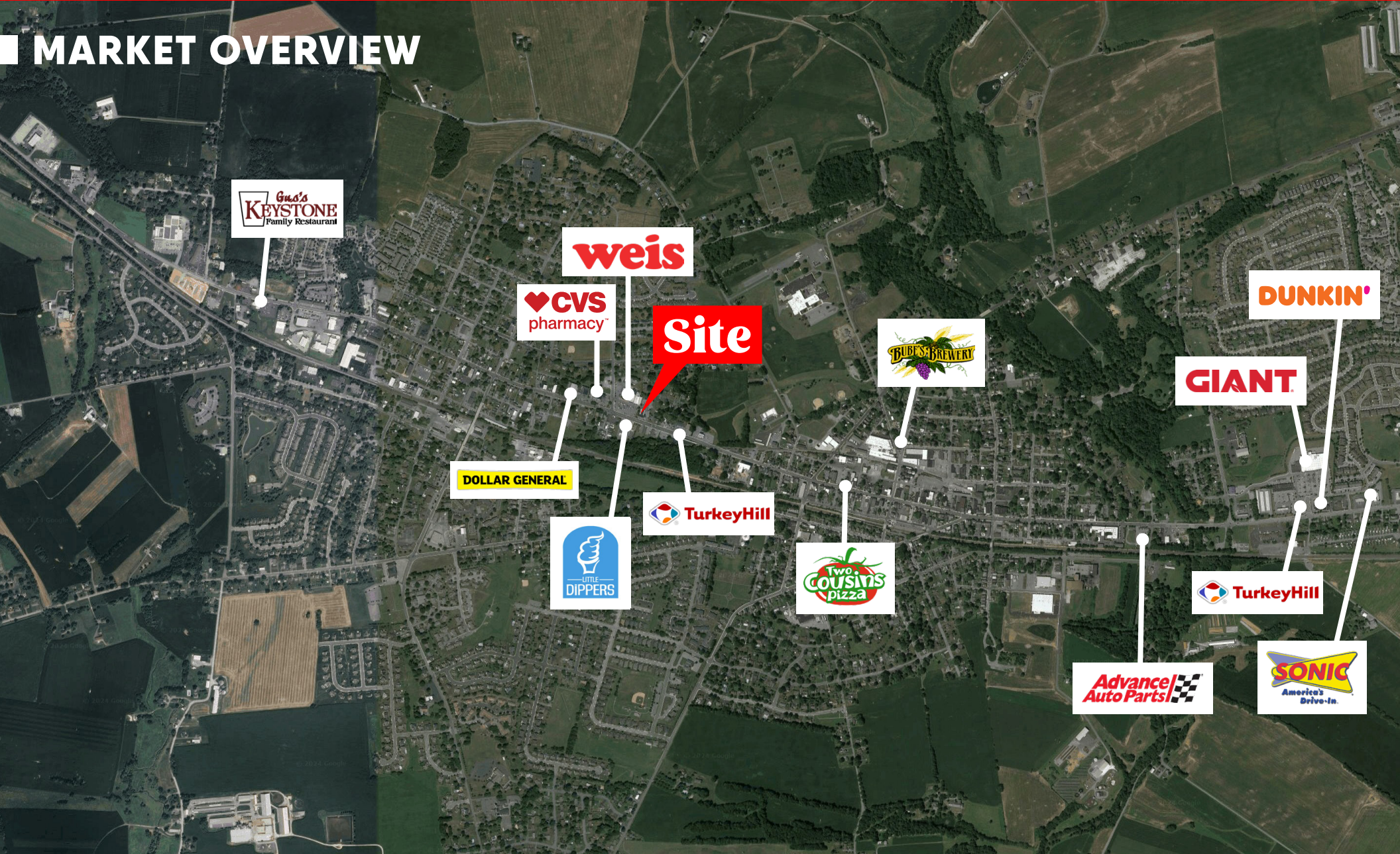
1 OVERALL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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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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CONTACT US

717.843.5555 | www.bennettwilliams.com

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REPRESENTATION

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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.

