

PARK PLACE CENTER

2252 N READING ROAD, DENVER, PA 17517

±2,800 SF PAD SITE
W/ DRIVE THRU

±16,000 VPD

±35 ACRES

±1,500 - 47,400 SF

FOR LEASE

PARK PLACE CENTER

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±47,400 SF / ±35 ACRES

FOR LEASE

PROPERTY OVERVIEW

Great Corner lot in the Heart of Denver, Pa. 2252 N. Reading Road sits on a ±35 acres lot with endless possibilities for development opportunity. High volume traffic flow +16,000 VPD. Property is zoned general commercial C-1. Surrounding retailers and attractions include, CVS, Four Seasons Produce, Pepperidge Farms and more.

TRADE AREA

Adding to the stability of the project, 1215 N. Reading Road shows a 20-minute drive time demographic of over 151,855 people with household incomes of more than \$96,028 and daytime employment demographics equally as strong with 120,537. The demographics within a 10-mile radius include 175,163 people in 64,349 homes, a labor force of 138,396 with an average household income of \$96,141. The area's growth since 2000 has increased over 17.1% with 11,364 new homes.



POPULATION

3 MILE- 16,598
5 MILE- 37,536
7 MILE- 81,142



EMPLOYEES

3 MILE- 5,681
5 MILE- 10,258
7 MILE- 24,682



AVERAGE HHI

3 MILE- \$114,669
5 MILE- \$120,836
7 MILE- \$113,886



HOUSEHOLDS

3 MILE- 6,474
5 MILE- 13,967
7 MILE- 30,597



I-76: ±30,000 VPD
RT 222: ±40,000 VPD

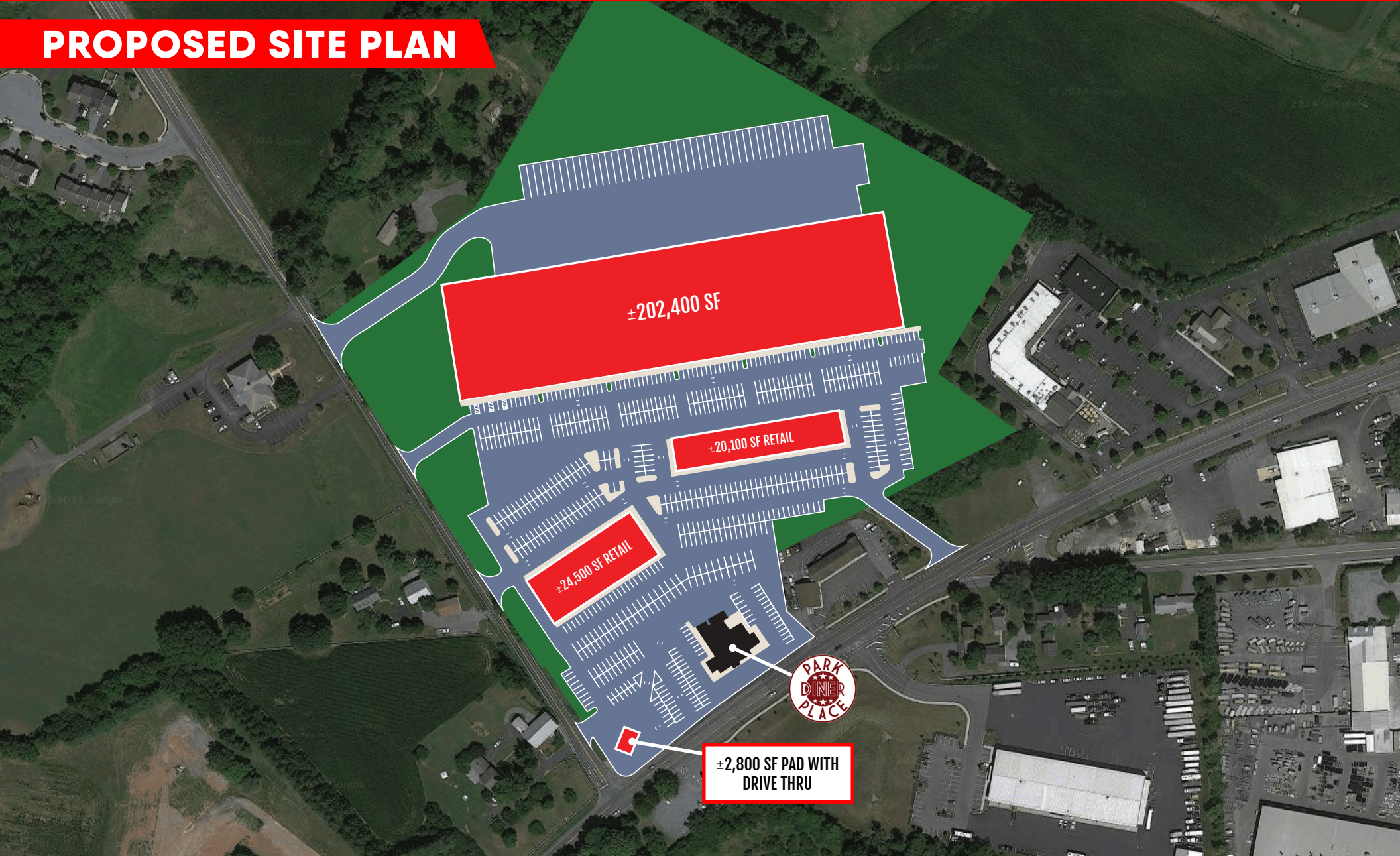
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PROPOSED SITE PLAN



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MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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York, PA 17402

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WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

WEST CHESTER OFFICE:

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West Chester, PA 19380

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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.

