

# 113 & 117 LACKAWANNA AVE

OLYPHANT, PA | 18447



## Property Overview

Great Corner Retail Site, along the main corridor of Lackawanna Avenue. This presents a great opportunity for any retailer looking to enter a new market. Space can be divided in two 1,200SF and 4,000Sf total space available is 5,200SF.

**±1,200-5,200 SF  
FOR LEASE**



Francesco Conigliaro | Abe Khan | Brad Rohrbaugh | Chad Stine  
For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*

# Demographics/ Traffic Counts



MAIN STREET ±13,000 VPD  
LACKAWANNA AVE ±11,500 VPD

S VALEY AVE ±8,500 VPD  
BURKE BYP ±6,000 VPD

## POPULATION

3 MILE- 34,276  
5 MILE- 95,284  
7 MILE- 153,130

## EMPLOYEES

1 MILE- 15,000  
3 MILE- 41,448  
5 MILE- 66,555

## AVERAGE HHI

1 MILE- \$87,046  
3 MILE- \$92,705  
5 MILE- \$93,229

## HOUSEHOLDS

1 MILE- 14,495  
3 MILE- 38,616  
5 MILE- 61,721



# MARKET OVERVIEW



**Turkey Hill**

**AutoZone**

**PECKVILLE PLAZA**

- FINE WINE & GOOD SPIRITS
- ACE Hardware**
- DOLLAR GENERAL**
- SUBWAY**
- planet fitness

**First National Bank**

**RITE AID**

**MAVIS DISCOUNT TIRE**

**CVS pharmacy**

**FAMILY DOLLAR**  
my family, my family dollar.

**UNITED STATES POSTAL SERVICE**

**The UPS Store**

**SITE**

**SUNSET CROSSING**

- GIANT** holiday hair
- DUNKIN'**
- DOLLAR TREE**

**amazon**



# 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

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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.

