# 768 WAYNE AVENUE

## INDIANA, PA | 15701




**NEARBY RETAIL**

IUP · Chick-fil-A · McDonald's · Dollar General Market · Chipotle Mexican Grill · Starbucks · Walmart · ALDI · Lowe's

**Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine**
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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INDIANA, PA | 15701

±4,485 SF

**FOR SALE/LEASE**

## PROPERTY OVERVIEW

768 Wayne Avenue is a former Sheetz Convenience located in the heart of Indiana, Pennsylvania. The 4,485 square foot, former convenience store is strategically positioned and within walking distance to Indiana University of Pennsylvania (7,047 Students). This property offers a unique opportunity for any retailer, restaurant operator, or medical user looking to enter the growing Indianan market. 768 Wayne Ave benefits from the proximity to national retailers such as Chick-Fil-A, DG Market, Pizza Hut, Dunkin Donuts and more! Contact our team today for more information.




**POPULATION**
3 MILE- 27,741
5 MILE- 34,485
7 MILE- 41,530

**EMPLOYEES**
3 MILE- 17,493
5 MILE- 18,389
7 MILE- 20,115

**AVERAGE HHI**
3 MILE- $84,031
5 MILE- $86,710
7 MILE- $85,870

**HOUSEHOLDS**
3 MILE- 10,720
5 MILE- 13,052
7 MILE- 15,921


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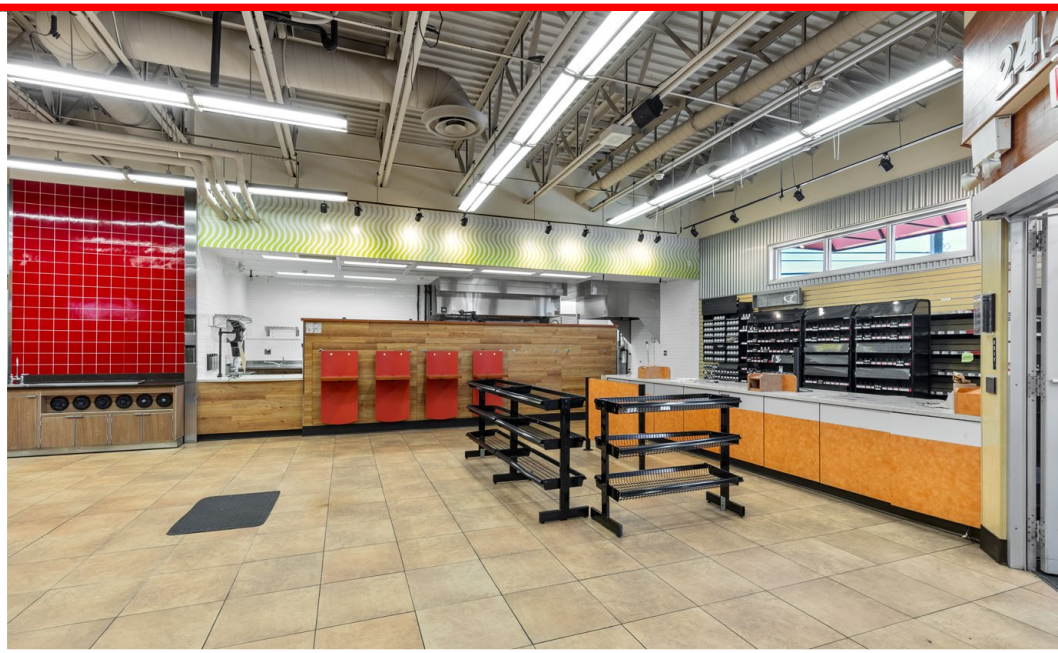
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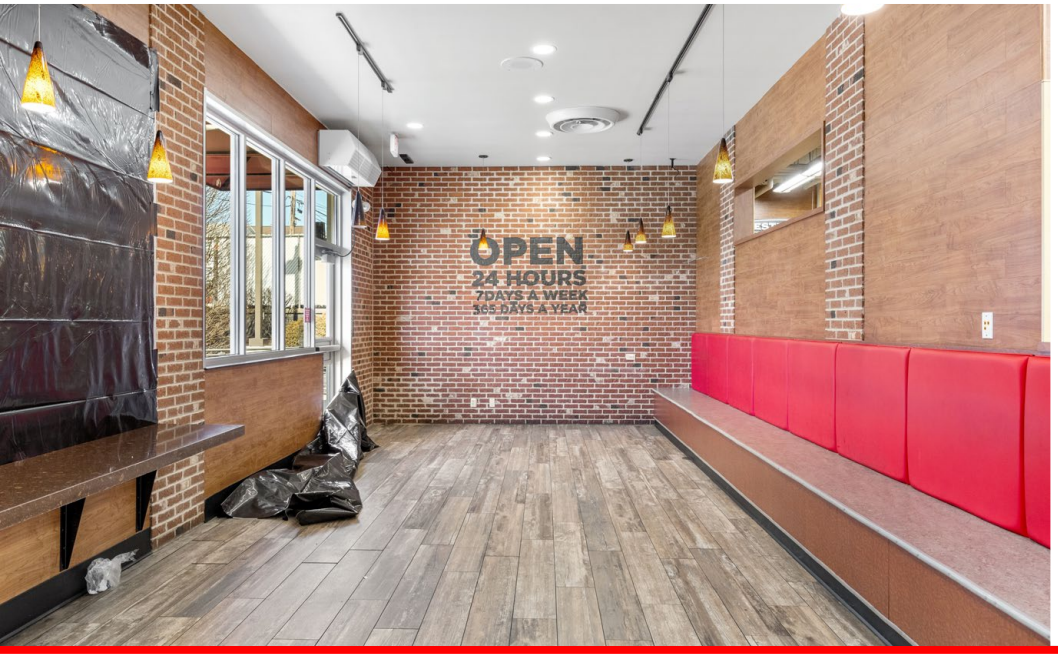
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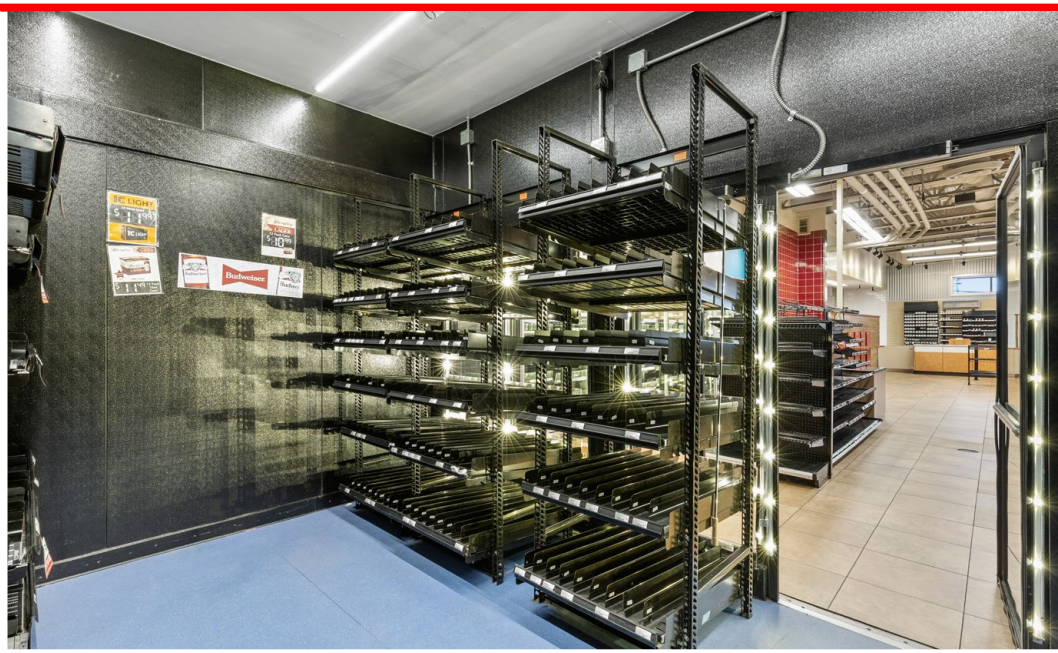
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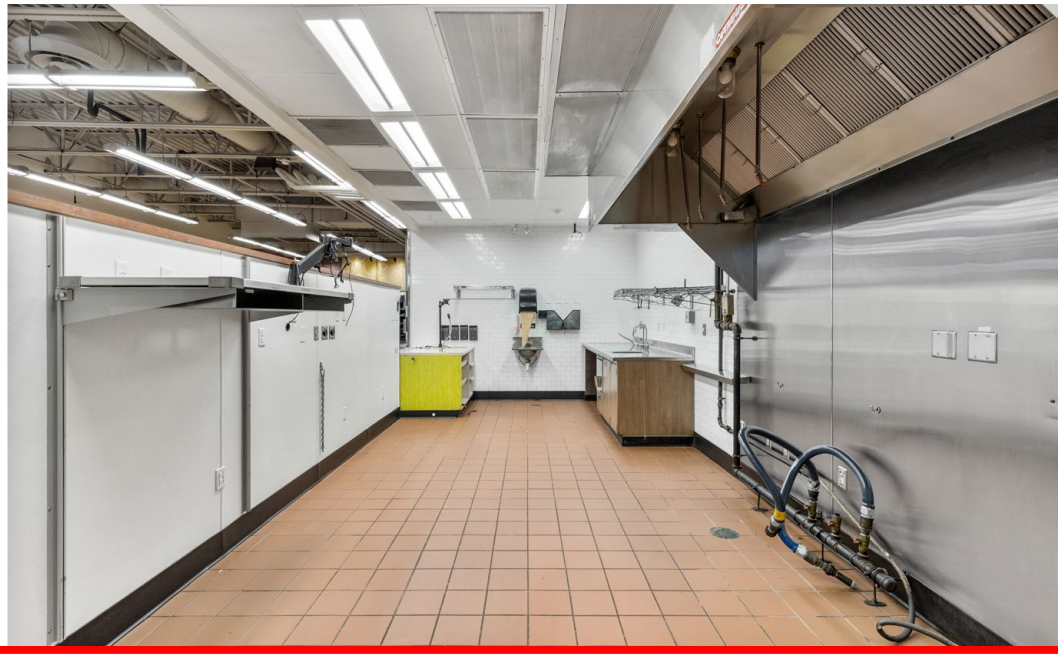
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## SITE PLAN




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## MARKET OVERVIEW





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# 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

**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

LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | 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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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