

MUDDY CREEK SHOPPES

2320 N READING RD | DENVER, PA | 17517

±1,107 SF
AVAILABLE

±7,000 SF
AVAILABLE

±1,500 - 11,000 SF AVAILABLE
(CAN BE DIVIDED)

AutoZone

N READING RD ±14,000 VPD

Join

CVS
pharmacy™

FINE WINE &
GOOD SPIRITS

Fulton Bank
LISTENING IS JUST THE BEGINNING.®

SUBWAY

±1,107-11,000 SF
FOR LEASE

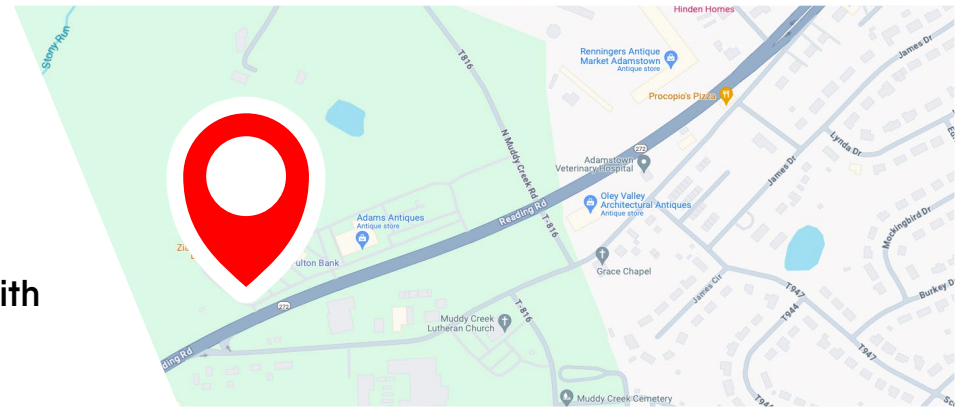


Francesco Conigliaro | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

PROPERTY OVERVIEW

Muddy Creek Shoppes has been a staple center for Denver Pa, generating an excellent foot and vehicle traffic. This center is located on a very busy corridor Rt. 272 off the PA-176 exit. Join Fulton Bank, Zia Maria Restaurant, Subway and PA Wine & Spirits with excellent signage opportunity.



TRADE AREA

Adding to the stability of the project, 2320 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.



Traffic Counts

— N Reading Rd: ±14,000 VPD

— N Muddy Creek Rd: ±1,000 VPD



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



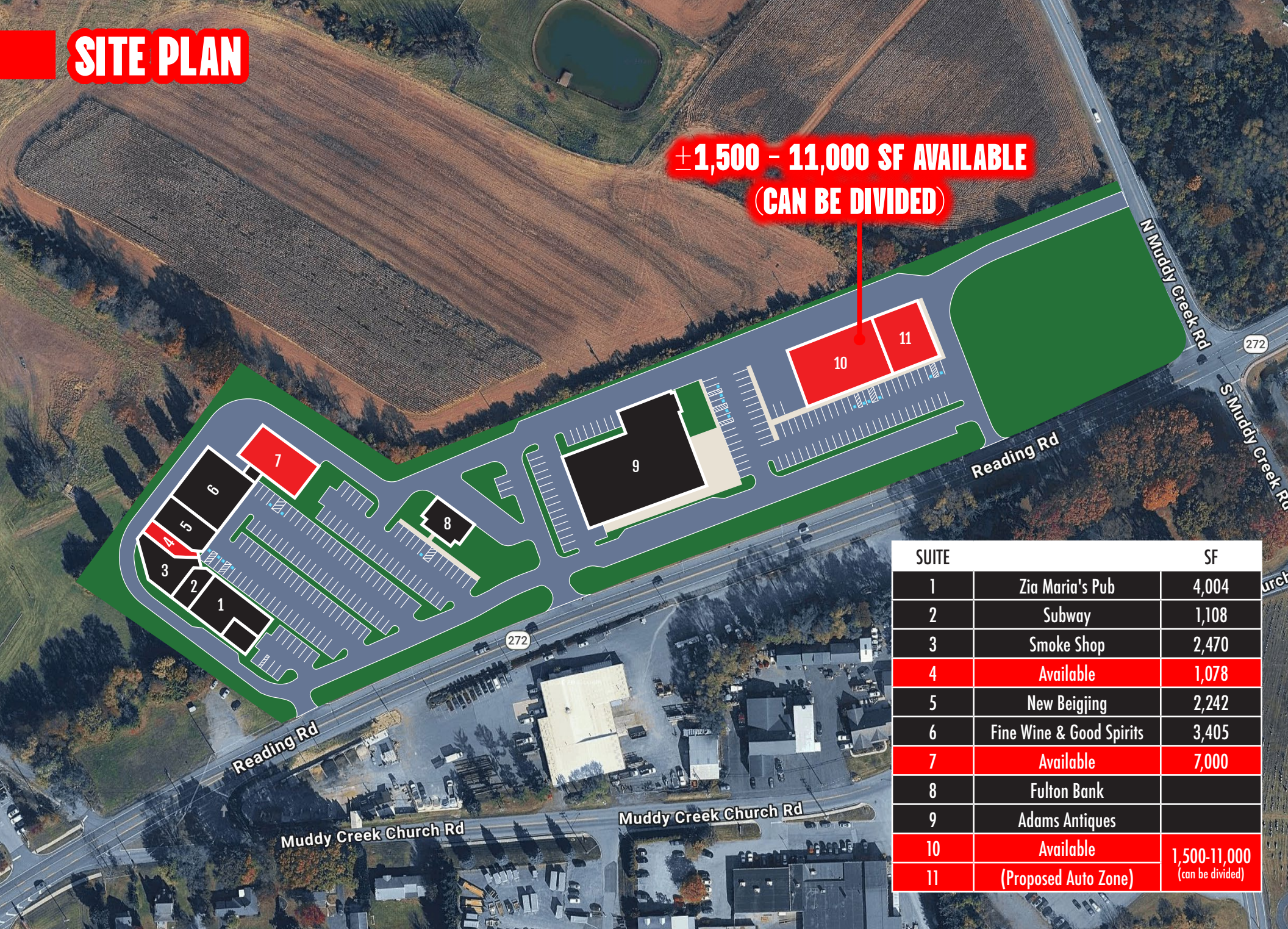
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SITE PLAN

**±1,500 - 11,000 SF AVAILABLE
(CAN BE DIVIDED)**



SUITE		SF
1	Zia Maria's Pub	4,004
2	Subway	1,108
3	Smoke Shop	2,470
4	Available	1,078
5	New Beijing	2,242
6	Fine Wine & Good Spirits	3,405
7	Available	7,000
8	Fulton Bank	
9	Adams Antiques	
10	Available	1,500-11,000
11	(Proposed Auto Zone)	(can be divided)



MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

LISTING AGENTS:



Francesco Conigliaro

FConigliaro@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

