

MUDDY CREEK SHOPPES

2320 N READING RD | DENVER, PA | 17517

N READING RD ±14,000 VPD

Join

±2,500-20,000 SF
FOR LEASE

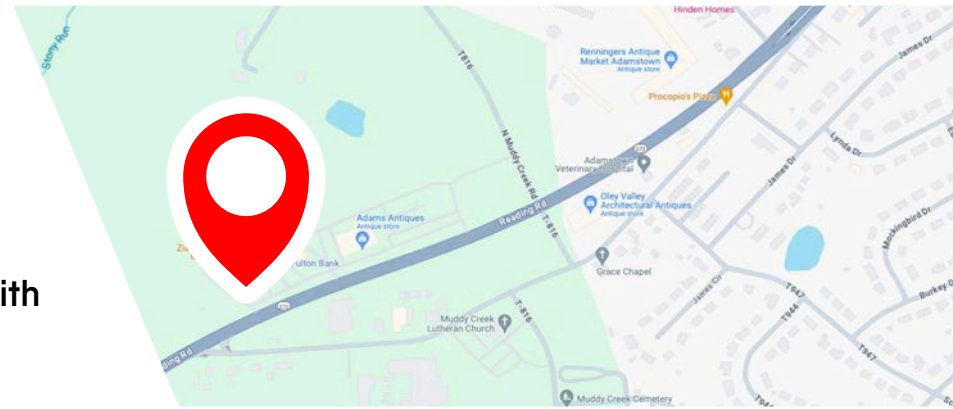


Francesco Conigliaro | Abe Khan | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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-I76 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

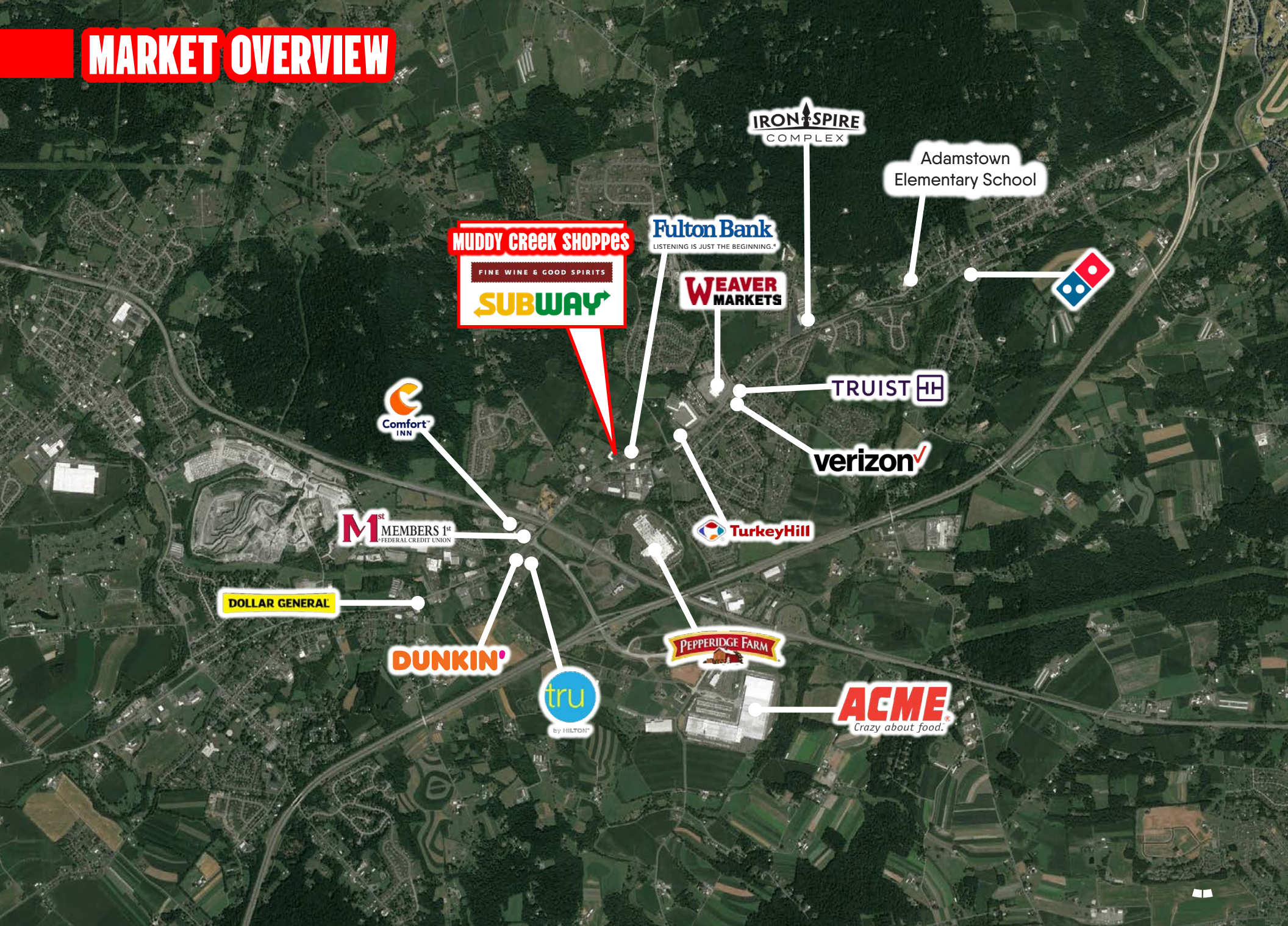


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MARKET OVERVIEW



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:

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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

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