

41 DINER DRIVE

BETHEL, PA • 19507

amazon
DISTRIBUTION
CENTER

I-78 ±43,000 VPD

SITE

**± 44 AC
AVAILABLE
FOR SALE**



Joshua Miller | Tom Troccoli

For Sale Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW



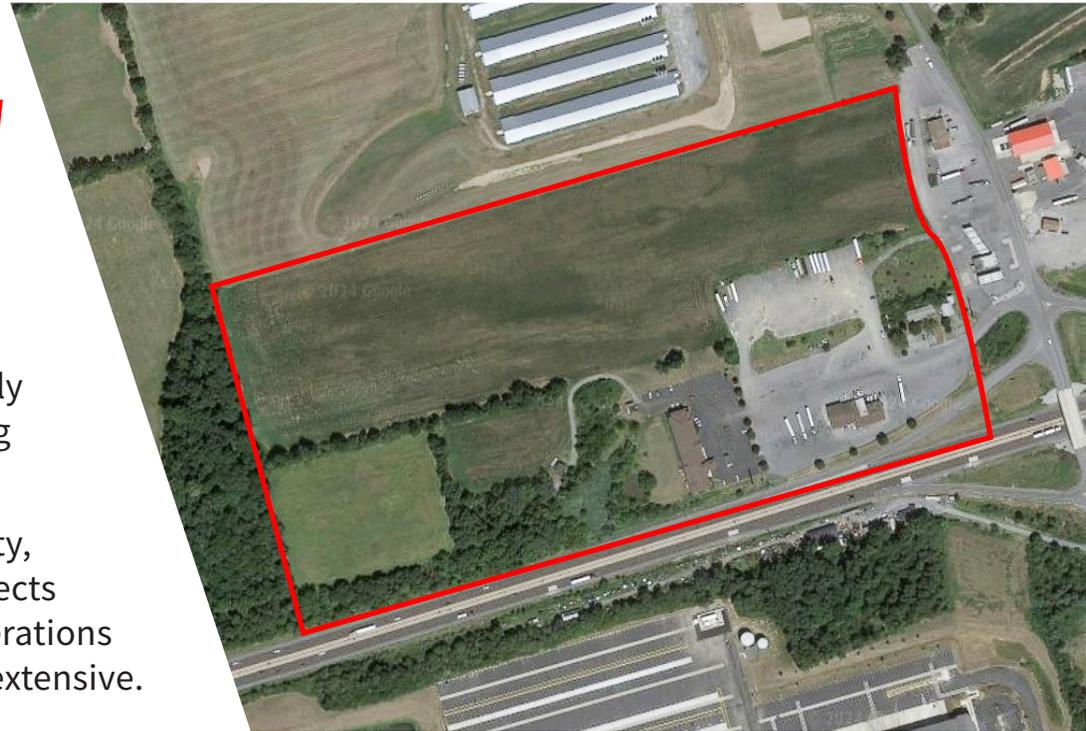
Available for purchase or potential built-to-suit option is this prime development site in the heart of an unparalleled logistics hub. Situated directly across from a newly constructed 1,000,000+ square foot Amazon distribution center and nearby distribution centers for Dollar General, Samsung, PetSmart, Romark Logistics, and Saddle Creek Logistics, this location allows an opportunity to join the nation's largest companies and represents the pinnacle of efficiency and accessibility in the realm of commerce.



LOCATION OVERVIEW

Positioned along the proven transportation and distribution corridor of Interstate 78, this site offers seamless connectivity to key markets and consumers. Along with strategic access to several major interchanges, it grants unrivaled access to nearly 20% of the US population within a 250-mile radius, facilitating swift and efficient distribution networks.

The landscape of this site presents a one of a kind opportunity, characterized by level ground and zoned for commercial projects with a diverse range of applications. From light industrial operations to warehouse and distribution facilities, the possibilities are extensive.



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TRADE AREA OVERVIEW

This prime site epitomizes logistical efficiency, offering a pathway to success for enterprises striving for unmatched access, visibility, and operational effectiveness.

Projected estimates suggest that there is potential for achieving a 70% lot coverage, accommodating a building of over 650,000 square feet. The land price is subject to negotiation and flexible. Please contact for an anticipated sale price of the land.



DEMOGRAPHICS



POPULATION

5 MILE- 7,501
7 MILE- 16,213
10 MILE- 57,417



EMPLOYEES

5 MILE- 1,576
7 MILE- 2,853
10 MILE- 12,743



AVERAGE HHI

5 MILE- \$102,537
7 MILE- \$100,802
10 MILE- \$106,163



HOUSEHOLDS

5 MILE- 2,877
7 MILE- 6,199
10 MILE- 22,721

TRAFFIC COUNTS



I-78 - ±43,000 VPD



FOUR POINT RD - ±4,000 VPD



PA-183 - ±9,000 VPD



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MARKET AERIAL



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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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.

