

# • 407 N QUEEN ST. •

LITTLESTOWN, PA • 17340



## NEARBY RETAILERS

**DUNKIN'**

**DOLLAR GENERAL**

**ROYAL  
FARMS**



**2,332 SF  
AVAILABLE FOR SALE**



Ryan Myers, CCIM

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



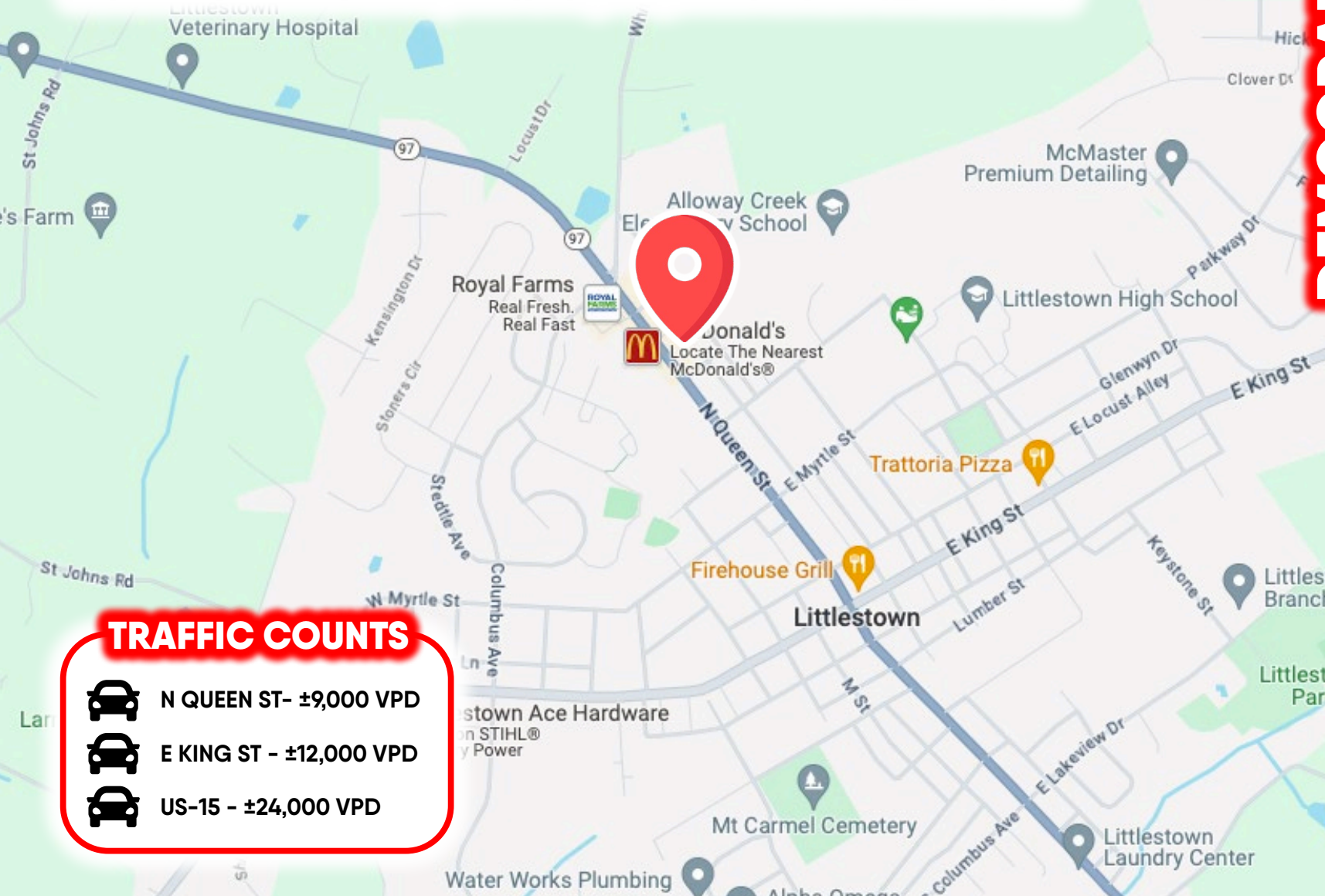
COMMERCIAL BROKERAGE. *Redefined*

**PROPERTY OVERVIEW** This property was originally constructed as a bank and most recently used as an optician's office. The building is in excellent condition. The interior floor plan is primarily open with a private room, the vault, one ADA restroom. The three drive through lanes still exist. There is a paved parking lot for 11 vehicles. The building is approximately 2,300 SF and sits on .43 acres. The annual taxes are \$4,900. The property is available for \$395,000





## LOCATION OVERVIEW

The property is located in Littlestown, Adams County, PA, approximately four miles from the PA/MD line. The property is in a commercial district, neighboring a new Dunkin Donuts, with other adjacent retail; Dollar General, Dominoe's, McDonald's and Royal Farms. The Littlestown middle and high school are 3 blocks from this site. Over the past decade, Littlestown has had steady residential growth. The newest residential development is Mayberry, which will have 195 home sites.



## TRAFFIC COUNTS

-  N QUEEN ST- ±9,000 VPD
-  E KING ST - ±12,000 VPD
-  US-15 - ±24,000 VPD



### POPULATION

3 MILE- 10,584  
5 MILE- 19,378  
7 MILE- 58,476



### EMPLOYEES

3 MILE- 1,717  
5 MILE- 2,406  
7 MILE- 13,674



### AVERAGE HHI

3 MILE- \$87,079  
5 MILE- \$89,021  
7 MILE- \$84,565



### HOUSEHOLDS

3 MILE- 4,099  
5 MILE- 7,438  
7 MILE- 22,953

## DEMOGRAPHICS



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# MARKET AERIAL



ALLOWAY CREEK  
ELEMENTARY SCHOOL

LITTLESTOWN AREA  
SENIOR HIGH SCHOOL

ROYAL  
FARMS

DUNKIN'  
SITE

MAPLE AVENUE  
MIDDLE SCHOOL



DOLLAR GENERAL



Signify

EAST COAST  
POWERSTROKE



PNC BANK

UPMC



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ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined*

# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT

## 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:



**Ryan Myers, CCIM**

[RMyers@bennettwilliams.com](mailto:RMyers@bennettwilliams.com)

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

