

CORRIERE ROAD

PALMER TOWNSHIP, PA • 18045

**±4.36 ACRES
FOR SALE/LEASE**

PYLON SIGNAGE



KOHL'S

600.6K VISITS

Staples

211.1K VISITS

MATTRESS FIRM

LANE BRYANT

HOBBY LOBBY

578.4K VISITS

Walmart+

3.5M VISITS

Applebee's
GRILL + BAR

267.6K VISITS

EMBASSY BANK

LEHIGH VALLEY
HEALTH CENTER

CORRIERE RD ±6,000 VPD

theVitamin Shoppe

AT&T

Chick-fil-A

690.2K VISITS

NAZARETH RD ±17,000 VPD



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Prime location in rapidly growing market right off Rt. 33! Site features 4.36 acres of level ground with existing curb cut in place. The location and site lends itself great for hotel, daycare, senior living, destination retail, etc. Previously approved for a senior living facility, the property has a head start for anyone looking to step in and quickly develop the property. Located just off Van Burren Road, the development provides easy access to the Rt. 248 and Tatamy Exits of Rt. 33 and the new warehouse/ industrial facilities around it.

SITE

CORRIERE RD ±6,000 VPD

DEMOGRAPHICS



POPULATION

1 MILE- 4,838
3 MILE- 46,148
5 MILE- 137,428



EMPLOYEES

1 MILE- 2,802
3 MILE- 20,521
5 MILE- 45,455



AVERAGE HHI

1 MILE- \$180,605
3 MILE- \$131,957
5 MILE- \$128,263



HOUSEHOLDS

1 MILE- 1,965
3 MILE- 18,551
5 MILE- 51,886

TRAFFIC COUNTS



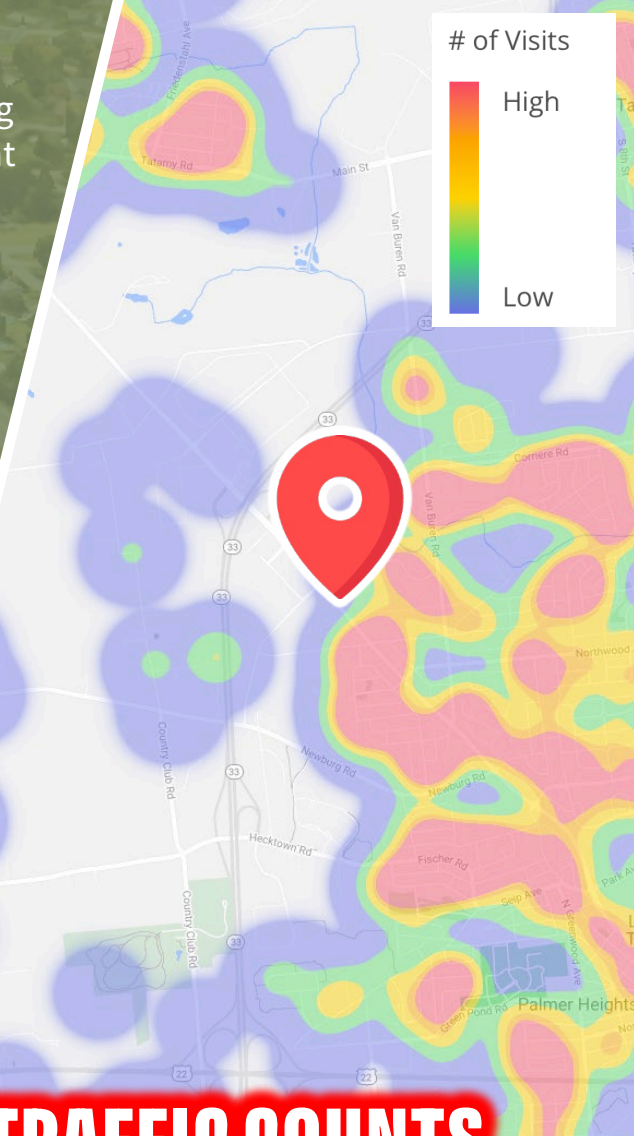
CORRIERE RD - ±6,000 VPD



EASTON NAZARETH HWY - ±24,000 VPD



PA-33 - ±70,000 VPD



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CENTRAL GARDEN DISTRIBUTION

NAZARETH AREA MIDDLE SCHOOL



The UPS Store Warehouse



FUTURE WAREHOUSING
2 BUILDINGS
645K SF

FUTURE WAREHOUSING
5 BUILDINGS
1.15 M SF

NORTHAMPTON CROSSINGS



RDC

LEHIGH VALLEY HEALTH CENTER



LEHIGH VALLEY HOSPITAL

VICTAULIC COMPANY

LOWER NAZARETH COMMONS



LOWER NAZARETH ELEMENTARY SCHOOL



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

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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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.

