





PROPERTY OVERVIEW

Prime location in rapidly growing market right of 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.



CORRIERE RD ±6,000 VPD

DEMOGRAPHICS

TRAFFIC COUNTS



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



CORRIERE RD - ±6,000 VPD



EASTON NAZARETH HWY - ±24,000 VPD

of Visits

High



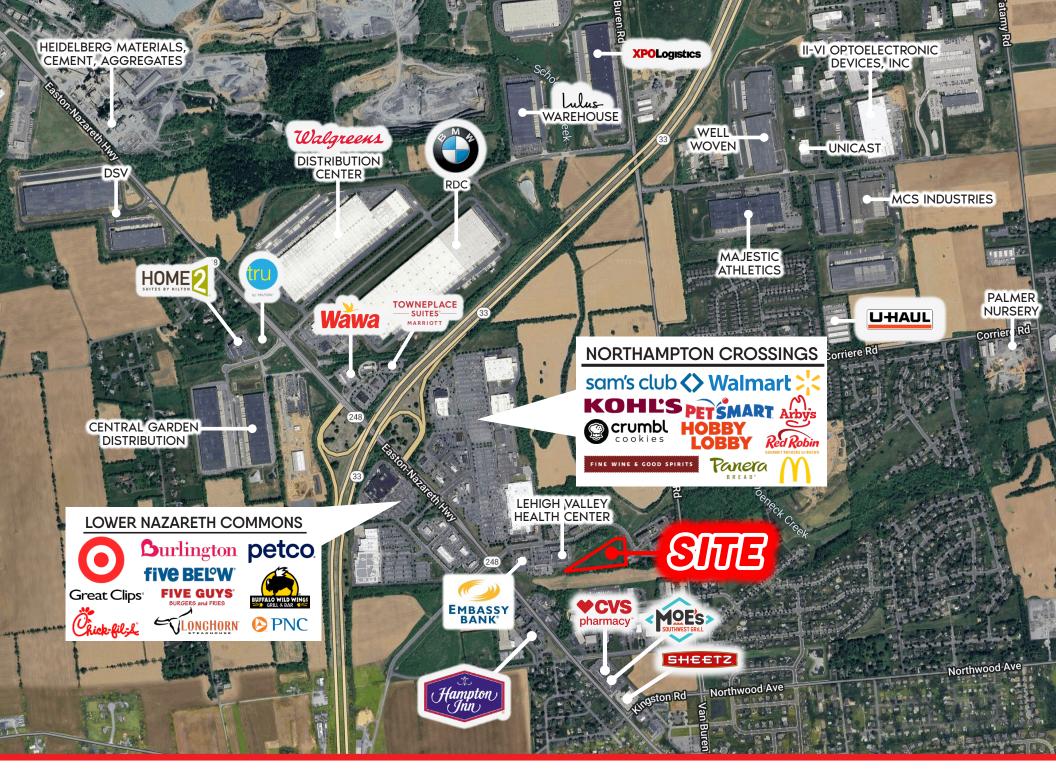
PA-33 - ±70,000 VPD























Q OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd. York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107 West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201 Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310 Williamsport, PA 17701

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Adam Hagerman

AHagerman@bennettwilliams.com



Cale Bruso

CBruso@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION

TENANT REPRESENTATION

INVESTMENT SALES

PROPERTY MANAGEMENT



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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.



