

825 DELTA ROAD

RED LION, PA • 17356

SITE

±9,500 VPD

±7.04 AC AVAILABLE
FOR SALE



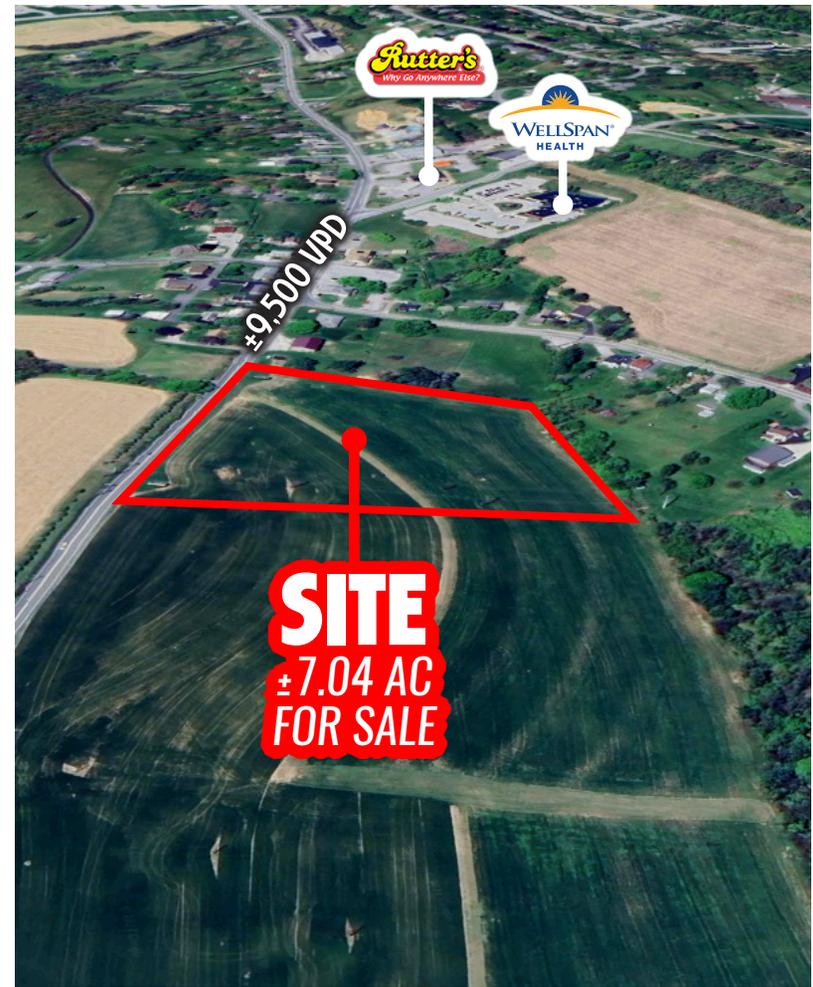
FRANCESCO CONIGLIARO | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

PROPERTY OVERVIEW

825 DELTA ROAD | RED LION, PA | 17356

Located at 825 Delta Road in Red Lion, PA, this 7.2-acre parcel of prime commercial land offers an exceptional opportunity for development. Positioned along Route 74, one of Southern York County's busiest and most highly trafficked corridors, this vacant site boasts excellent visibility and easy accessibility. Its strategic location makes it ideal for a wide range of uses, including retail, service businesses, or other commercial ventures. With ample space for versatile development, this property is perfectly suited to meet the demands of Southern York's growing economic landscape.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	24,770	47,818	88,650
TOTAL EMPLOYEES	4,338	7,151	18,467
AVERAGE HHI	\$106,354	\$106,866	\$110,280
TOTAL HOUSEHOLDS	9,987	18,908	35,890
TRAFFIC COUNTS:			
DELTA RD: ±9,500 VPD WINDSOR RD: ±5,000 VPD			

MARKET AERIAL



MAZIE GABLE
ELEMENTARY SCHOOL



SITE

BLACK CAP
BREWING COMPANY



SIGN OF THE HORSE
RESTAURANT AND BREWERY

PLEASANT VIEW
ELEMENTARY SCHOOL

RED LION AREA
SENIOR HIGH SCHOOL

RIVER ROCK ACADEMY
RED LION CAMPUS

RED LION AREA
JR HIGH SCHOOL

±10,500 VPD

±9,500 VPD



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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

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LANDLORD
REPRESENTATION

TENANT
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INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

