

# 825 DELTA ROAD

RED LION, PA • 17356

**SITE**

±9,500 VPD

±7.04 AC AVAILABLE  
**FOR SALE**



ABE KHAN | FRANCESCO CONIGLIARO | TYLER GETTEL | BRAD ROHRBAUGH | CHAD STINE

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

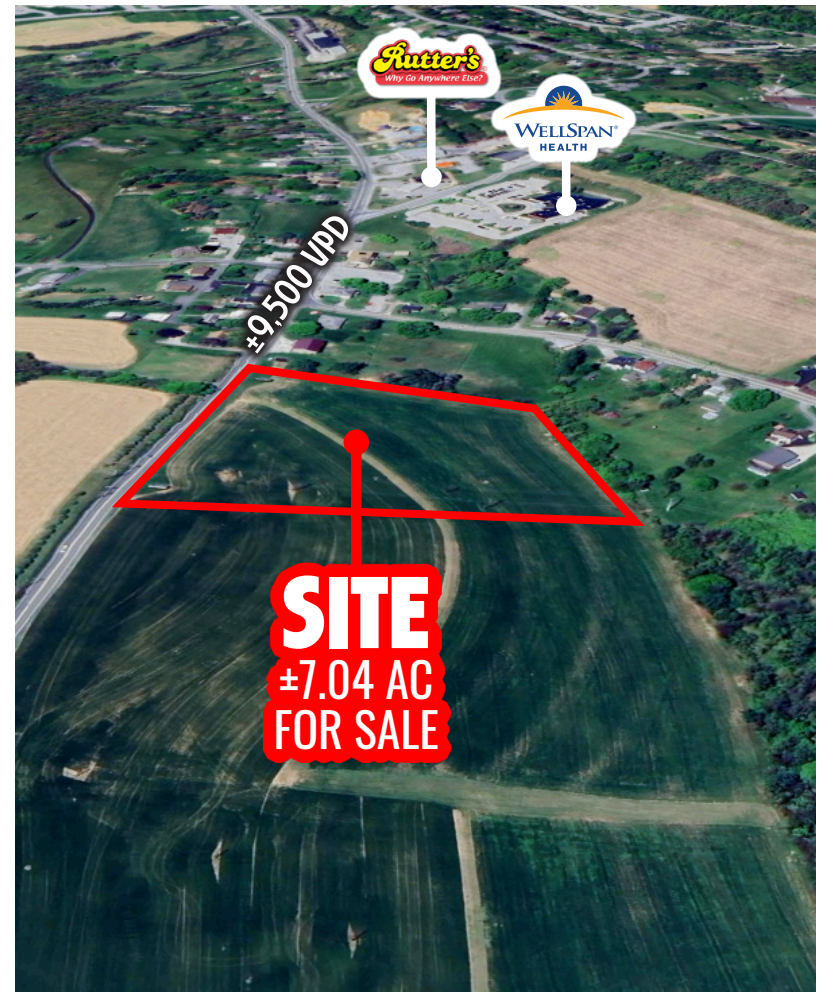
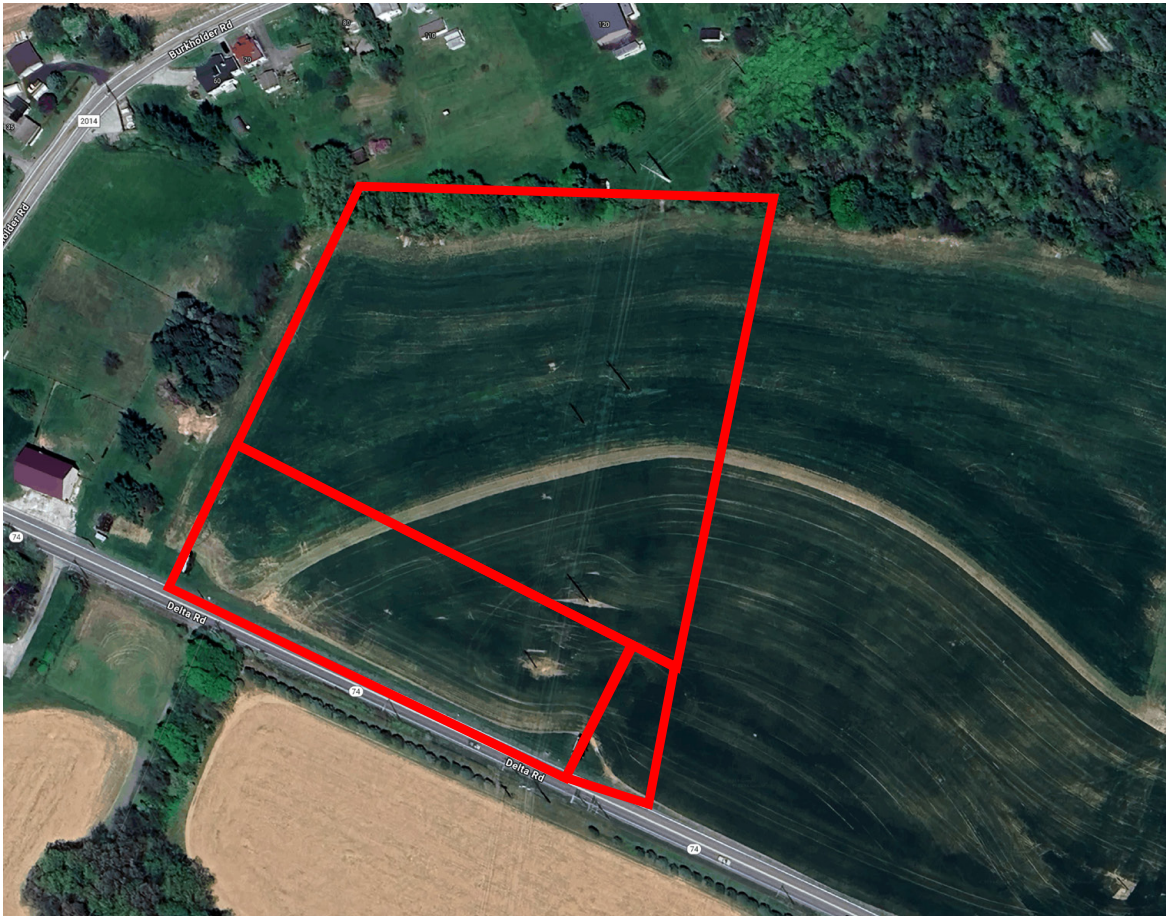
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# PROPERTY OVERVIEW

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
<b>TRAFFIC COUNTS:</b>			
DELTA RD: ±9,500 VPD   WINDSOR RD: ±5,000 VPD			



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# MARKET AERIAL



**SITE**



**SIGN OF THE HORSE  
RESTAURANT AND BREWERY**

**BLACK CAP  
BREWING COMPANY**

**MAZIE GABLE  
ELEMENTARY SCHOOL**

**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:

### 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 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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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.

