# GATEWAY CORPORATE CENTER

50 SHANNON DRIVE • HARRISBURG, PA • 17112



**BLAKE SHAFFER** 

**BRAD ROHRBAUGH** 

**CHAD STINE** 

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

# PROPERTY HIGHLIGHTS

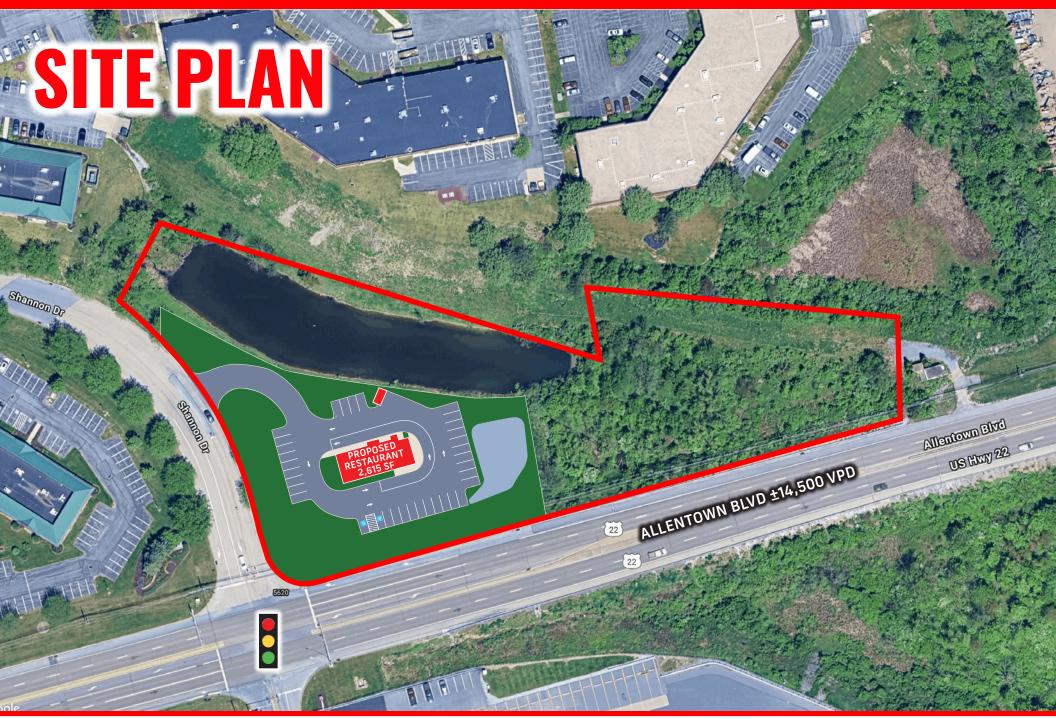
- Prime, fully approved pad site for a standalone retail building.
- 1-acre development opportunity at a signalized intersection on Route 22 (Allentown Boulevard) and Shannon Road.
- Zoning variance allows for a fast-casual restaurant with drive-thru capability.
- Ideal for a financial institution, convenience store, daycare, or medical/urgent care facility.
- Positioned at the Gateway Corporate Center entrance, home to 650 employees.

DEMOGRAPHICS		3 MILE	5 MILE	10 MILE
ijiji	POPULATION	40,531	104,718	319,707
	TOTAL EMPLOYEES	17,393	45,364	185,992
19	AVERAGE HHI	\$133,277	\$120,628	\$108,484
122	TOTAL HOUSEHOLDS	16,327	43,333	133,621





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# **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 1 West Chester, PA 19380

#### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201 Lancaster, PA 17601

#### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205 State College, PA 16803

#### **NEW JERSEY OFFICE:**

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

### **M**≅ LISTING AGENTS:



#### **BLAKE SHAFFER**

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#### **CONTACT US**

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LANDLORD REPRESENTATION

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



