

# SHANER BOULEVARD

HUNTINGDON, PA • 16652

Fairfield  
BY MARRIOTT

SHEETZ

Walmart

BURGER  
KING

Arize  
Federal Credit Union

RAYSTOWN RD ±9,000 VPD

2 PAD SITES + 1 SIT DOWN RESTAURANT

**±7,000 SF/±2.73 AC • FOR LEASE**



CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE  
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Shaner Blvd is a strategically positioned  $\pm 2.73$  acre site along one of the primary retail corridor's in Huntingdon, PA. Shaner Blvd provides a perfect retail development opportunity in Huntingdon's growing market as the site feeds into Raystown Rd ( $\pm 9,000$  VPD) which is less than half a mile away from US 22 ( $\pm 12,000$  VPD). This site not only benefits from the high traffic flow of US 22 but also the neighboring retail which includes traffic generating national tenants such as, Sheetz, Walmart, Goodwill, Weis Markets, Giant, and Rite Aid, just to name a few. With a trade area that extends over 20 miles, this location attracts a vast customer base for any future development.



## POPULATION

5 MILE- 14,953  
7 MILE- 19,089  
10 MILE- 25,854



## EMPLOYEES

5 MILE- 6,572  
7 MILE- 7,217  
10 MILE- 8,040



## AVERAGE HHI

5 MILE- \$94,232  
7 MILE- \$92,899  
10 MILE- \$90,119



## HOUSEHOLDS

5 MILE- 4,855  
7 MILE- 6,616  
10 MILE- 9,435



**SITE**

**SHEETZ**

**Arize**  
Federal Credit Union

# MARKET OVERVIEW



# LOCAL ATTRACTIONS

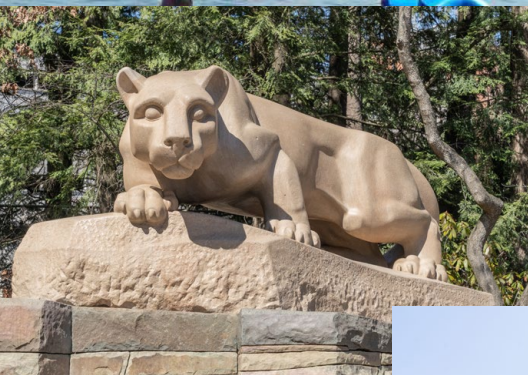
## Lake Raystown

The Raystown Lake Region of Pennsylvania has opportunities aplenty to breathe in the fresh air, walk through the forest or enjoy the unspoiled shoreline scenery of Raystown Lake. Bring your boots, kayak, mountain bike and fishing pole to really get the most out of your time in the Raystown Lake Region. If that's not your speed, don't worry. The Raystown Lake Region is also home to a large variety of other ways to spend your time, such as fairs, tours, museums and more. No matter where you go, there will be something to enjoy.



**HUGE SUMMER ATTRACTION!**

1.5 MILLION VISITORS ANNUALLY



## State College

State College is a great place to visit for business or pleasure, offering excellent places to host your next business meeting and a variety of shopping, dining, entertainment and outdoor recreation experiences for you to enjoy.

- Penn's Cave & Wildlife Park
- Pennsylvania Military Museum
- State College Spikes
- Central PA Tasting Trail
- Beaver Stadium
- Pagula Ice Arena
- Bryce Jordan Center

**"Happy Valley, Pennsylvania, is a treasure trove of attractions that will leave you in awe."**

## PENN STATE UNIVERSITY

88,116 students



# 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 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Cale Bruso

cbruso@bennettwilliams.com



### Adam Hagerman

ahagerman@bennettwilliams.com



### Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



### Chad Stine

cstine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

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.

