

**341, 471, 437**

# **GAP NEWPORT PIKE**

**AVONDALE, PA • 19311**

**±10,000 VPD**

**COMBINED  
±2.6 ACRES**

# **FOR SALE**



**FRANCESCO CONIGLIARO | 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

**341, 417 and 437 Gap Newport Pike**, Avondale Pa is a combined  $\pm 2.62$  acre property of prime development opportunity that is for Sale. Property is combined with three parcels on a highly traveled route 41 with ( $\pm 10,000$  VPD). Benefits from a combined road frontage of  $\pm 546$  feet and being in the close proximity of retailers such as Lowe's, Burger king, Taco Bell, Santander Bank and more. Many possible retail use opportunities.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	43,469	82,242	175,542
EMPLOYEES	14,060	25,785	44,219
AVERAGE HHI	\$178,445	\$198,479	\$181,535
HOUSEHOLDS	15,269	29,664	64,806





# MARKET OVERVIEW

## LONDON GROVE VILLAGE



±30,000 VPD



**SITE**



PANNELL MANUFACTURING CORPORATION





# 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:



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## CONTACT US

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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.

