

FISHING CREEK ROAD

NEW CUMBERLAND, PA • 17070

±17,000 VPD

±10,000 VPD

±1.06 ACRES

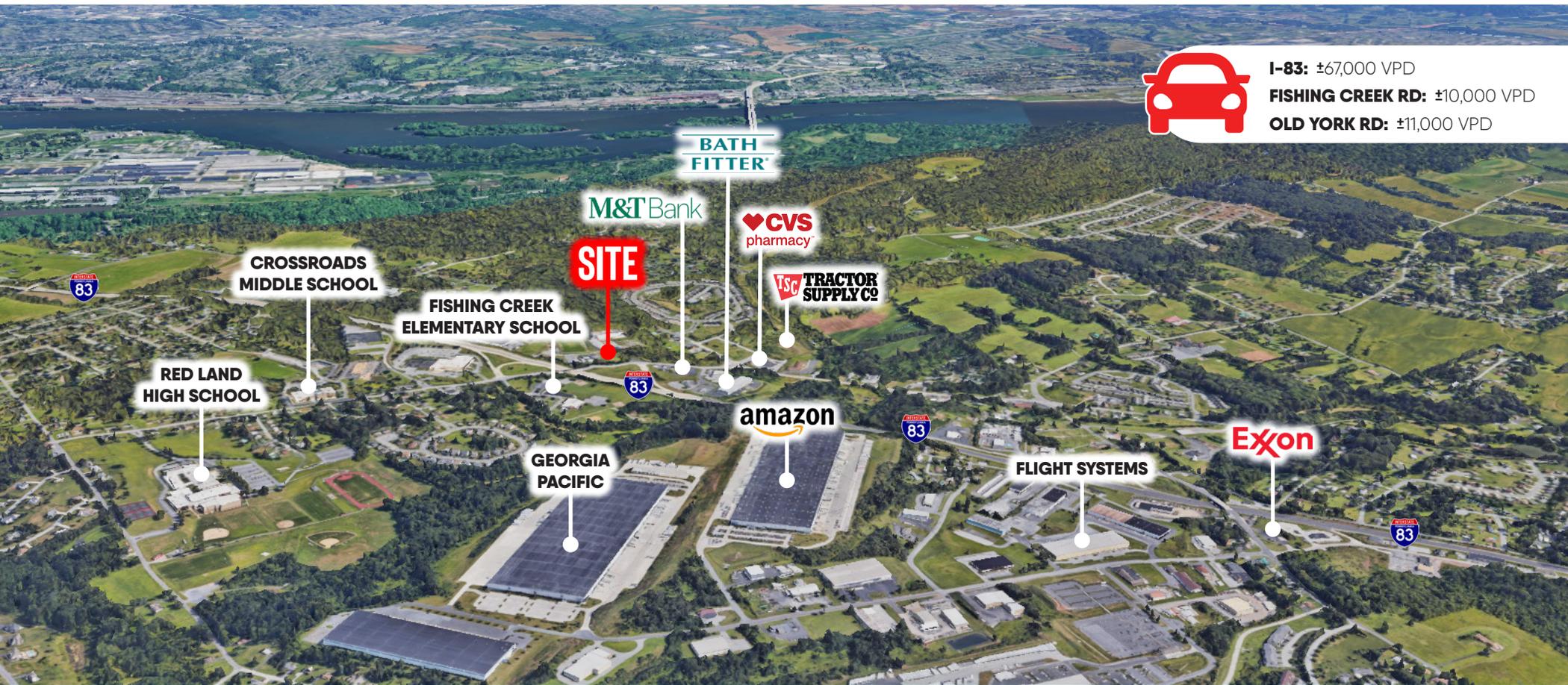
FOR SALE



PROPERTY OVERVIEW

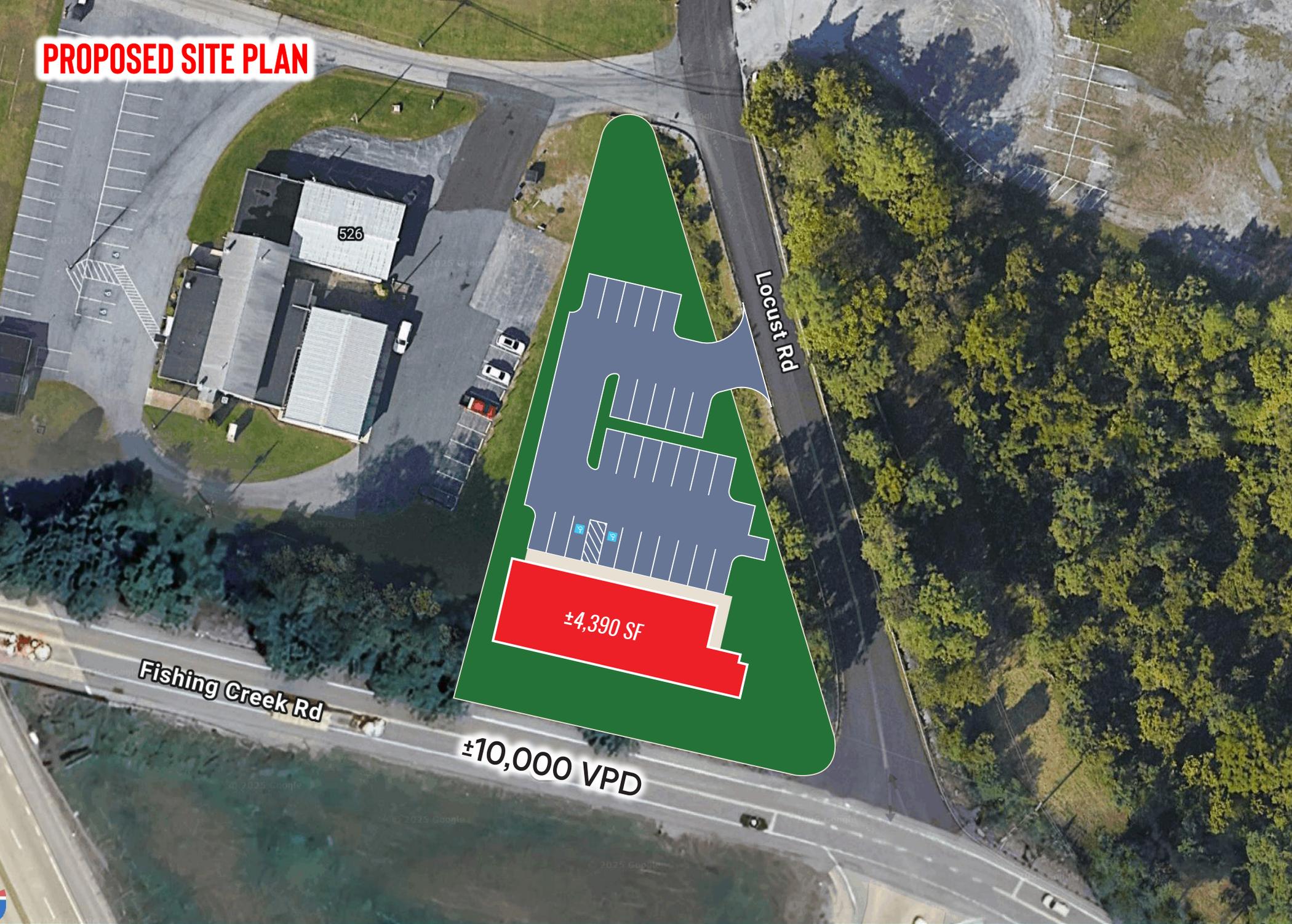
This highly desirable 1.06-acre parcel is now available for sale, offering an exceptional opportunity for service-related retail. Ideally positioned with easy access to Interstate 83 ($\pm 67,000$ VPD) and just minutes from the Pennsylvania Turnpike, this property provides excellent visibility and accessibility for businesses looking to capture traffic between York and Harrisburg. Don't miss the chance to secure a premium location with strong regional connectivity!

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	75,977	198,618	383,088
EMPLOYEES	26,803	137,540	205,304
AVERAGE HHI	\$105,995	\$96,945	\$106,142
HOUSEHOLDS	30,310	81,977	156,229



I-83: $\pm 67,000$ VPD
FISHING CREEK RD: $\pm 10,000$ VPD
OLD YORK RD: $\pm 11,000$ VPD

PROPOSED SITE PLAN



526

Locust Rd

Fishing Creek Rd

±4,390 SF

±10,000 VPD

MARKET OVERVIEW

BURGER KING
TEXAS ROADHOUSE
ISAAC'S

LOWER ALLEN COMMONS

TRADER JOE'S
SportClips
Chick-fil-til
SPRINGHILL SUITES

CEDAR CLIFF HIGH SCHOOL

SHOPPES AT CEDAR CLIFFE

Starbucks **McDonald's** **DOLLAR GENERAL** **CVS pharmacy**
Jersey Mike's **SUBWAY** **sweetFrog** **Chick-fil-til** **Santander**

SHEETZ

FAIRVIEW COMMONS

GROCERY OUTLET **DOLLAR TREE** **JACKSON HEWITT**
DQ **cricket wireless**

GIANT holiday hair
M MEMBERS 1st

CAPITAL CITY MALL

macy's **JCPenney** **DICK'S SPORTING GOODS**
TORRID **HOT TOPIC** **BLAZE PIZZA**
AMERICAN EAGLE **GameStop** **GNC**

Bj's

Fairfield

Pizza Hut

Johnson Controls

CAPITAL CITY AIRPORT

BW Best Western Hotels & Resorts

NCCU

DOLLAR GENERAL

Days Inn

Futter's

meineke car care center

CROSSROADS MIDDLE SCHOOL

SITE

RED LAND HIGH SCHOOL

FISHING CREEK ELEMENTARY SCHOOL

CVS pharmacy

TRACTOR SUPPLY CO

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

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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.

