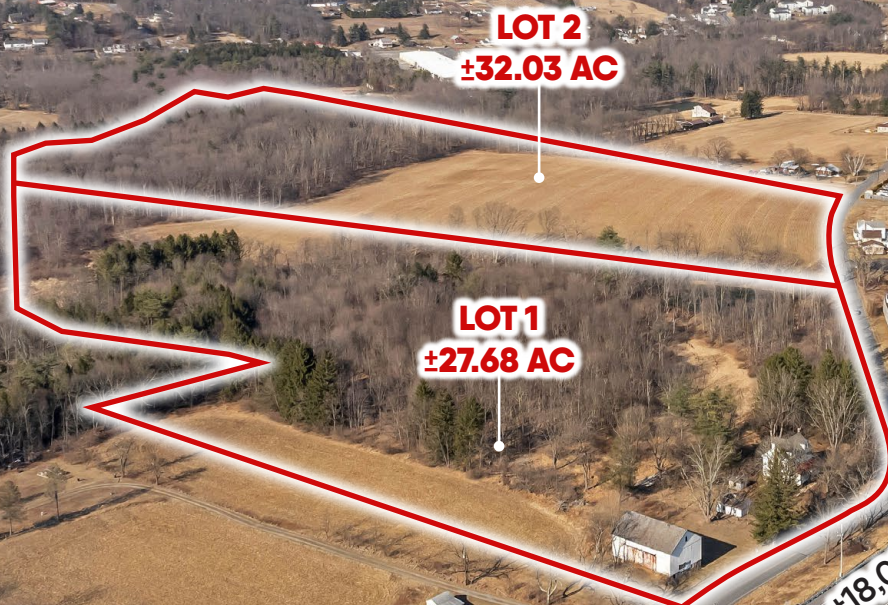


760 ASHTOWN DRIVE

LEHIGHTON, PA • 18235



±60 ACRES
FOR SALE

PROPERTY OVERVIEW

760 Ashtown Drive is an expansive ± 60 -acre parcel of land that presents an exceptional opportunity for developers seeking to capitalize on the growing demand for residential housing. Located in a highly sought-after area of Lehighton's main retail corridor, this property offers the space, flexibility, and potential to create a dynamic multifamily or residential community. With convenient access to key amenities and major roadways such as Rt 443 ($\pm 18,000$ VPD), this property is perfectly positioned for a wide range of development possibilities. Some nearby retailers include Lowe's, McDonald's, Giant, Burger King, and Walmart, just to name a few.



POPULATION

5 MILE- 21,381
7 MILE- 33,288
10 MILE- 71,042



EMPLOYEES

5 MILE- 5,797
7 MILE- 9,244
10 MILE- 15,805



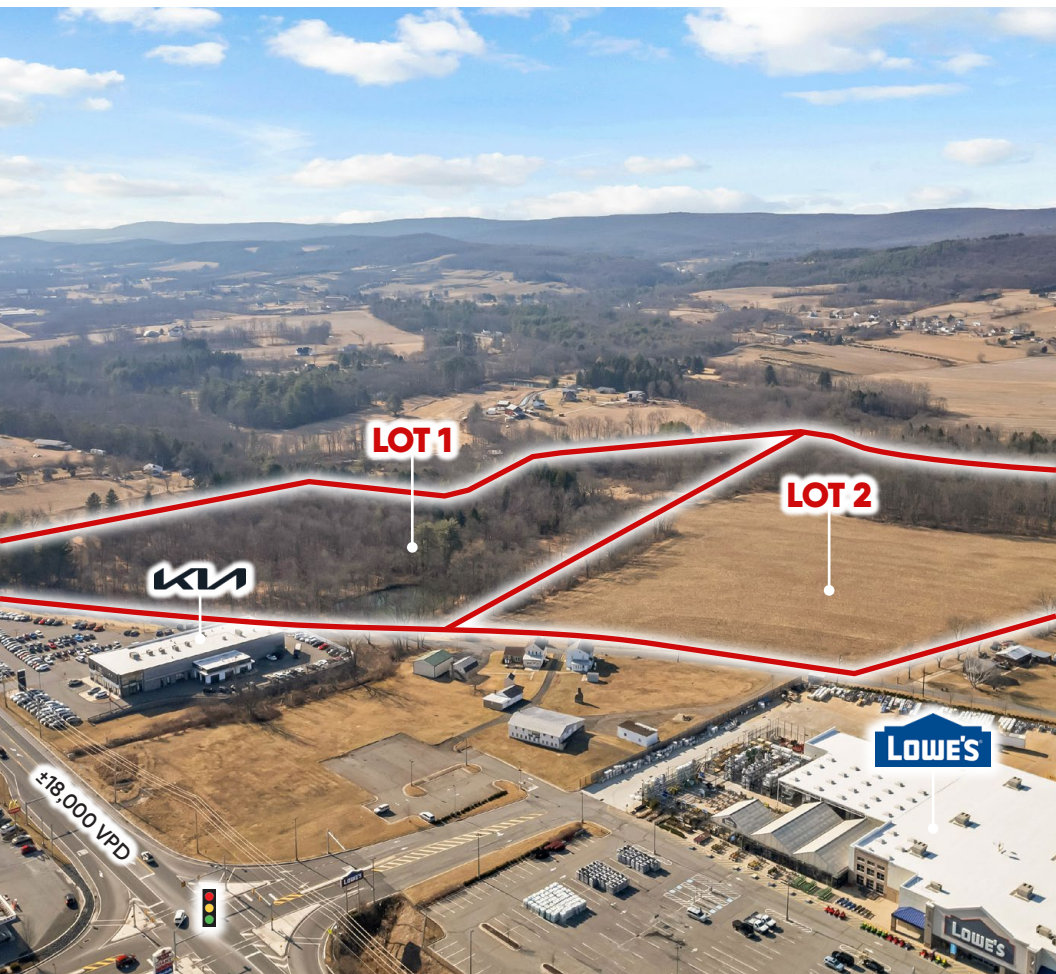
AVERAGE HHI

5 MILE- \$90,670
7 MILE- \$94,889
10 MILE- \$92,125



HOUSEHOLDS

5 MILE- 9,025
7 MILE- 13,997
10 MILE- 29,552



760 ASHTOWN DR



LOT 2
±32.03 AC

LOT 1
±27.68 AC

±18,000 VPD

MARKET OVERVIEW



**LEIGHTON AREA
MIDDLE SCHOOL**

**LEIGHTON AREA
HIGH SCHOOL**

SITE

CARBON PLAZA MALL

GIANT **Marshalls**

Starbucks **BIG LOTS!** **DOLLAR TREE** **GameStop**

TACO BELL **Arbys** **McDonald's** **verizon**

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
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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.

