

10170 U.S. 522 S

LEWISTOWN, PA 17044



PROPERTY OVERVIEW

10170 U.S. 522 S is a 3,523 square foot retail building prominently positioned at the signalized entrance to the Walmart Supercenter in Lewistown, PA. The property will be anchored by AT&T, with a remaining 2,023 square feet available for lease.

Located along U.S. Highway 522, the site offers excellent regional connectivity, providing direct access north to State College and south to Maryland. Formerly a McDonald's, the building presents an exceptional opportunity for retailers seeking high visibility, convenient access, and a premier location within a dominant retail corridor.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	21,688	29,236	39,973
EMPLOYEES	10,818	12,151	13,684
AVERAGE HHI	\$68,536	\$73,676	\$76,341
HOUSEHOLDS	9,454	12,311	16,424



RENDERINGS

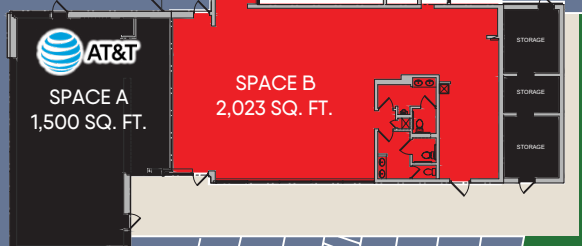


SITE PLAN

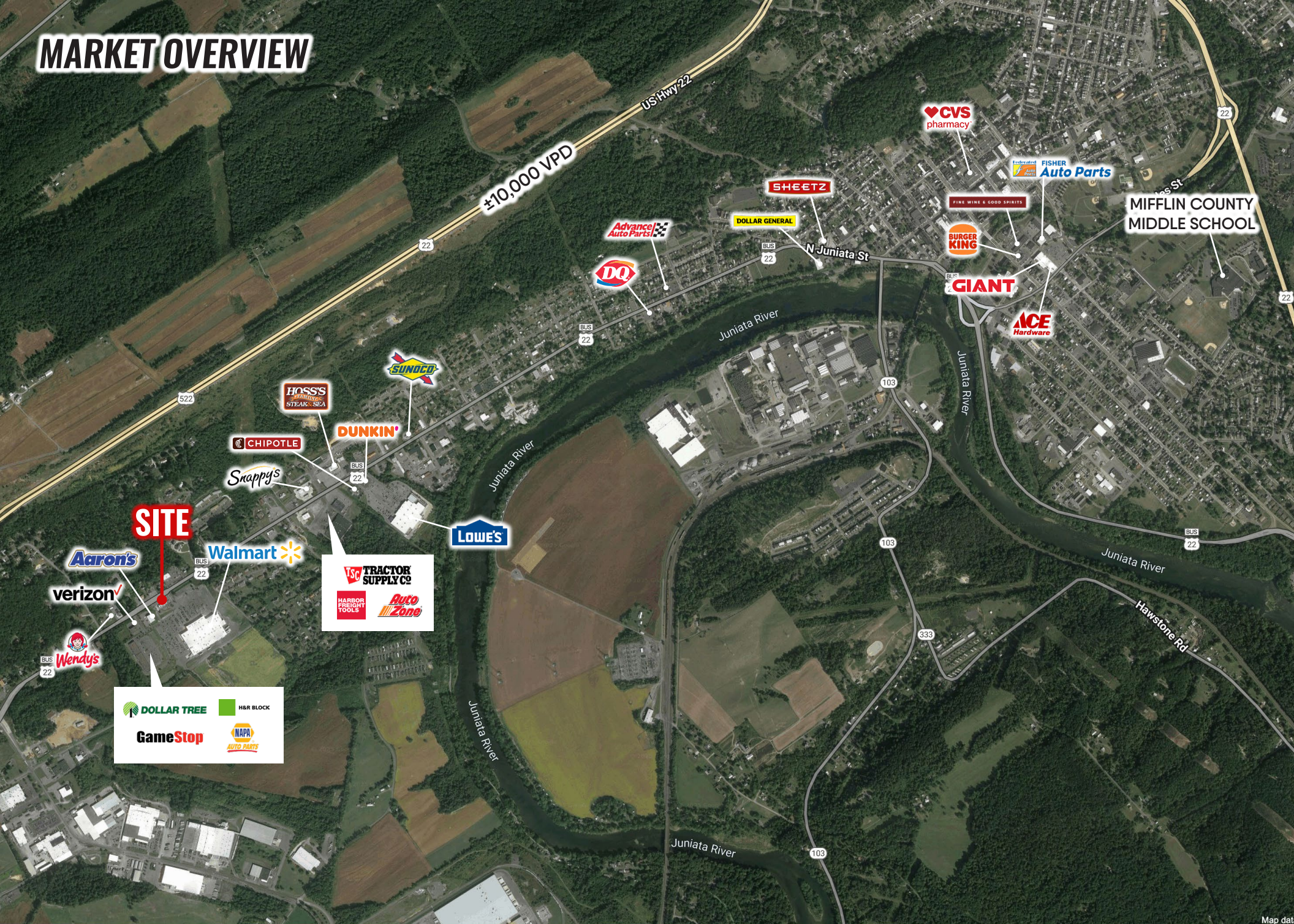
Walmart 



±12,000 VPD



MARKET OVERVIEW



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.

