

401 SOUTH 7TH STREET

AKRON, PA | 17501



Dr. Vu Nguyen, MD
Family Medicine



**1,000 SF
AVAILABLE
FOR LEASE**



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE





For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
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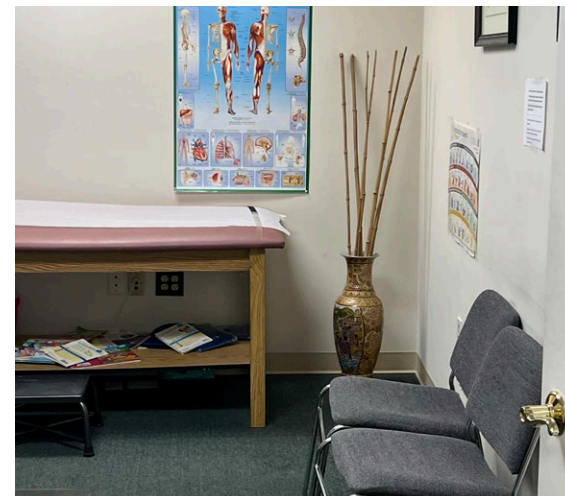
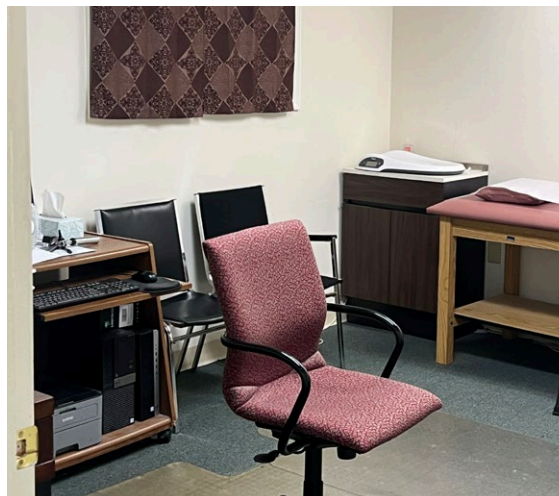


DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	POPULATION	28,230	66,695	127,935
	TOTAL EMPLOYEES	10,090	22,466	46,985
	AVERAGE HHI	\$103,462	\$113,514	\$121,787
	TOTAL HOUSEHOLDS	11,187	25,752	49,201



PROPERTY OVERVIEW

401 South 7th Street is located along Route 272 (Oregon Pike), a major thoroughfare with a traffic count of 20,000 VPD, connecting Brownstown, Akron, and Ephrata. This prime location offers excellent visibility and accessibility, with $\pm 1,000$ square feet of office space currently available for lease. The suite includes a welcoming lobby area, three private offices, and a lunch room—ideal for a variety of professional users. The property also features ample parking for both employees and visitors and is just minutes from the Route 222/ Brownstown exit.



SITE PLAN

Green Acres

S 7th St

S 7TH ST 20,000 VPD

S 9th St

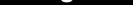
Space A

Space 1-2

Space 3

Space 4

SPACE	TENANT	SF
A	Nonna Rosa Traditional Italian Kitchen	6,000
1-2	Gregory K Daniel DMD	2,200
3	Salon Cheriss	1,000
4	AVAILABLE	1,000


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MARKET OVERVIEW



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Bennett Williams

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West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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



LISTING AGENTS:



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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.

