

900 W BROADWAY

DALLASTOWN, PA • 17313

±11,060 SF AVAILABLE
FOR LEASE

ADVANCE
AUTO PARTS

SITE

DOVE LN ±4,000 VPD

W BROADWAY ±14,000 VPD



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

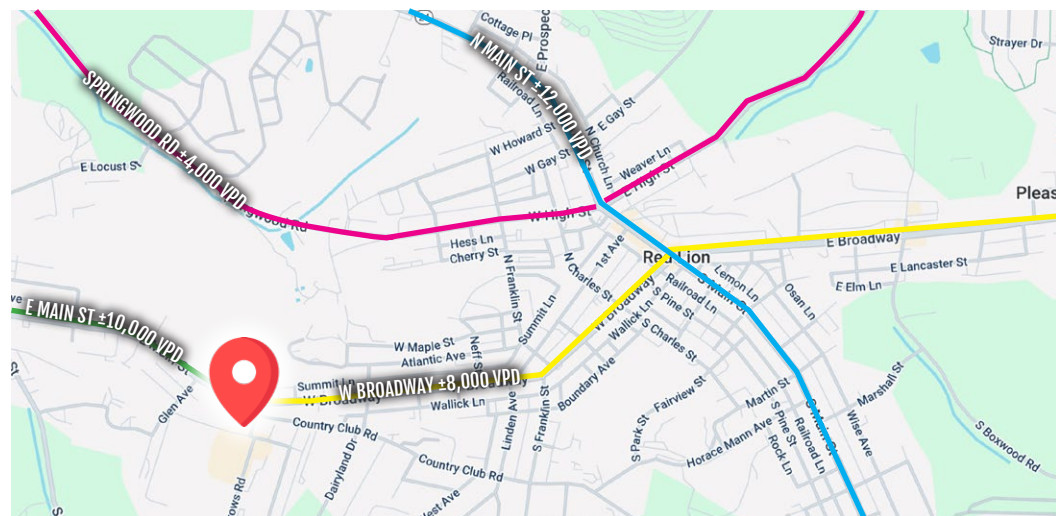


COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

Available for lease is a former Rite Aid retail building located at a signalized intersection in the heart of Red Lion and Dallastown, York County, PA. This $\pm 11,060$ square foot freestanding property sits on a 1.33-acre parcel and offers strong visibility, easy access, and excellent potential for a variety of retail, medical, or service uses. The property features prominent frontage along Broadway (PA-74), the primary commercial corridor in the area, with high traffic volumes and strong residential density nearby. The site includes ample surface parking and existing infrastructure suited for tenant buildout. Nearby retailers include AutoZone, McDonald's, Dollar General, Advance Auto Parts, and Sunoco.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	34,798	67,259	136,018
TOTAL EMPLOYEES	6,768	16,022	44,642
AVERAGE HHI	\$104,511	\$109,430	\$108,709
TOTAL HOUSEHOLDS	13,845	27,159	52,274

SITE PLAN

ADVANCE
AUTO PARTS

W BROADWAY ±14,000 VPD



Sr2024

990

12

Country Club Rd

M&T Bank

±11,060 SF

DOVE LN ±4,000 VPD

Dove Ln



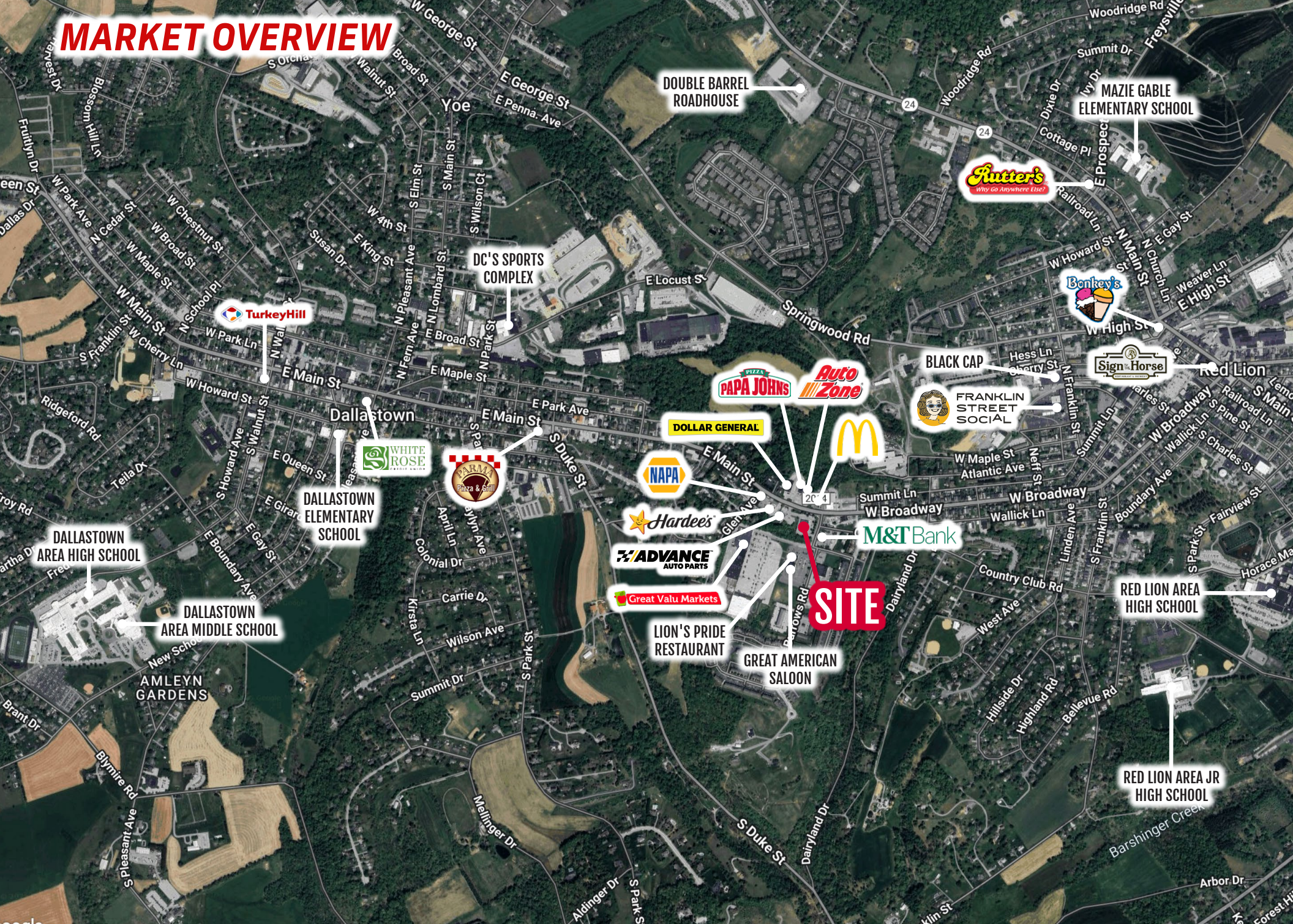
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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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.

