

LOWE'S OUTPARCEL

THE CORNER OF N CENTER AVE & GILMOUR RD • SOMERSET, PA • 15501



±1.2 AC PAD SITE
AVAILABLE
FOR SALE/LEASE

LOWE'S



N CENTER AVE ±15,000 VPD



CALE BRUSO | DAVE NICHOLSON

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Position your business for success with this 1.2-acre development pad located on the outparcel of a Lowe's-anchored shopping center in the heart of Somerset's premier retail corridor. This high-visibility site sits along Route 601 (15,000 VPD), offering exceptional access and exposure to steady local and regional traffic.

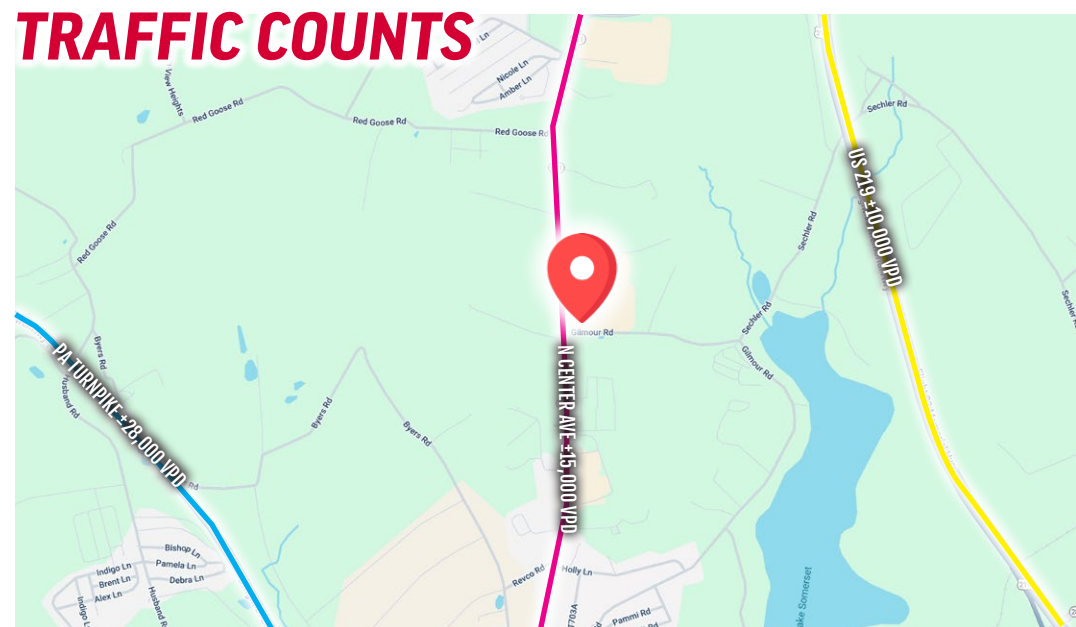
Surrounded by an impressive lineup of national retailers including Walmart, Lowes, Aldi, Giant Eagle, McDonald's, and more, this location delivers strong traffic counts and a built-in customer base. Perfect for quick-service restaurants, retail, financial services, auto parts, or medical users, this pad provides a rare opportunity to join a thriving trade area with proven performance.

Contact our team today for more information!

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	9,316	15,558	21,059
TOTAL EMPLOYEES	8,326	11,017	11,536
AVERAGE HHI	\$77,552	\$79,759	\$80,944
TOTAL HOUSEHOLDS	3,736	6,068	7,699



TRAFFIC COUNTS



CONCEPTIONAL SITE PLAN

601

N CENTER AVE ±15,000 VPD N Ctr Ave

1734



Gilmore Rd

Gilmore Rd

MARKET OVERVIEW



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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:



CALE BRUSO

cbruso@bennettwilliams.com



DAVE NICHOLSON

dnicholson@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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.

