

# LOWE'S OUTPARCEL

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



±1.2 AC PAD SITE  
AVAILABLE  
FOR SALE/LEASE



N CENTER AVE ±15,000 VPD

# 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.

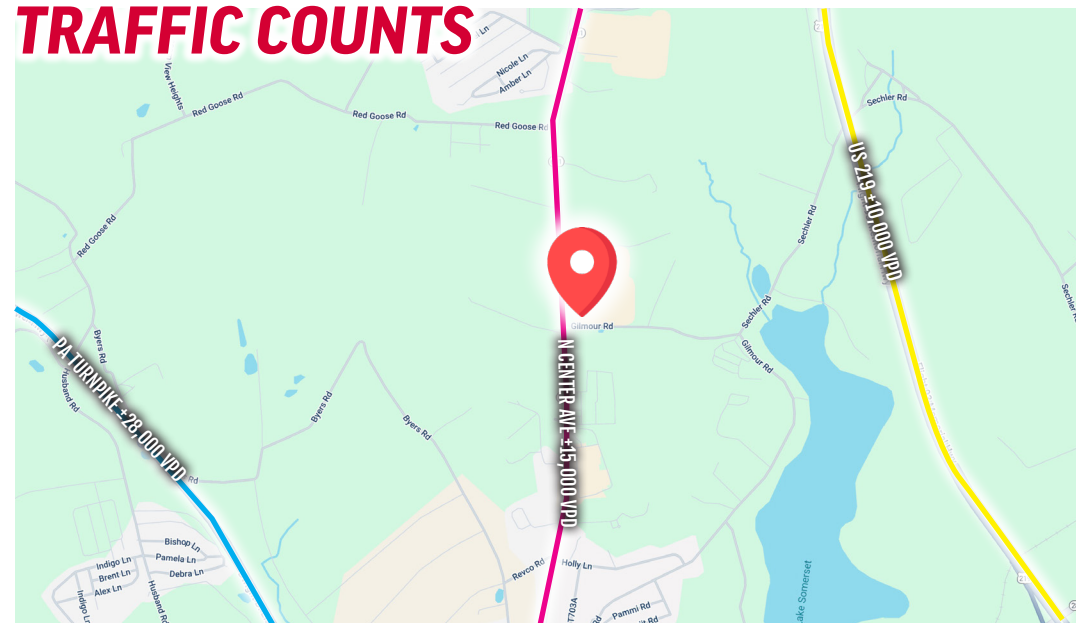
Contact our team today for more information!



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 1

1734

601

N CENTER AVE ±15,000 VPD N Ctr Ave



Gilmour Rd

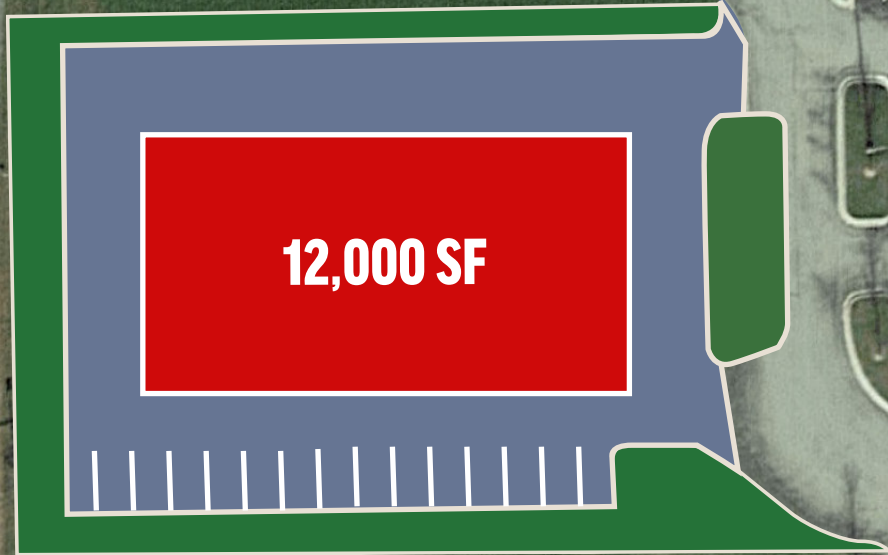
Gilmour Rd

# CONCEPTIONAL SITE PLAN 2

1734

601

N CENTER AVE ±15,000 VPD N Ctr Ave



Gilmour Rd

Gilmour Rd

# 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

## LISTING AGENTS:



### CALE BRUSO

cbruso@bennettwilliams.com



### DAVE NICHOLSON

dnicholson@bennettwilliams.com

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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INVESTMENT  
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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.

