

440 N QUEEN STREET

LITTLESTOWN, PA 17340

ROYAL
FARMS

DUNKIN'

±10,000 VPD



DOLLAR GENERAL



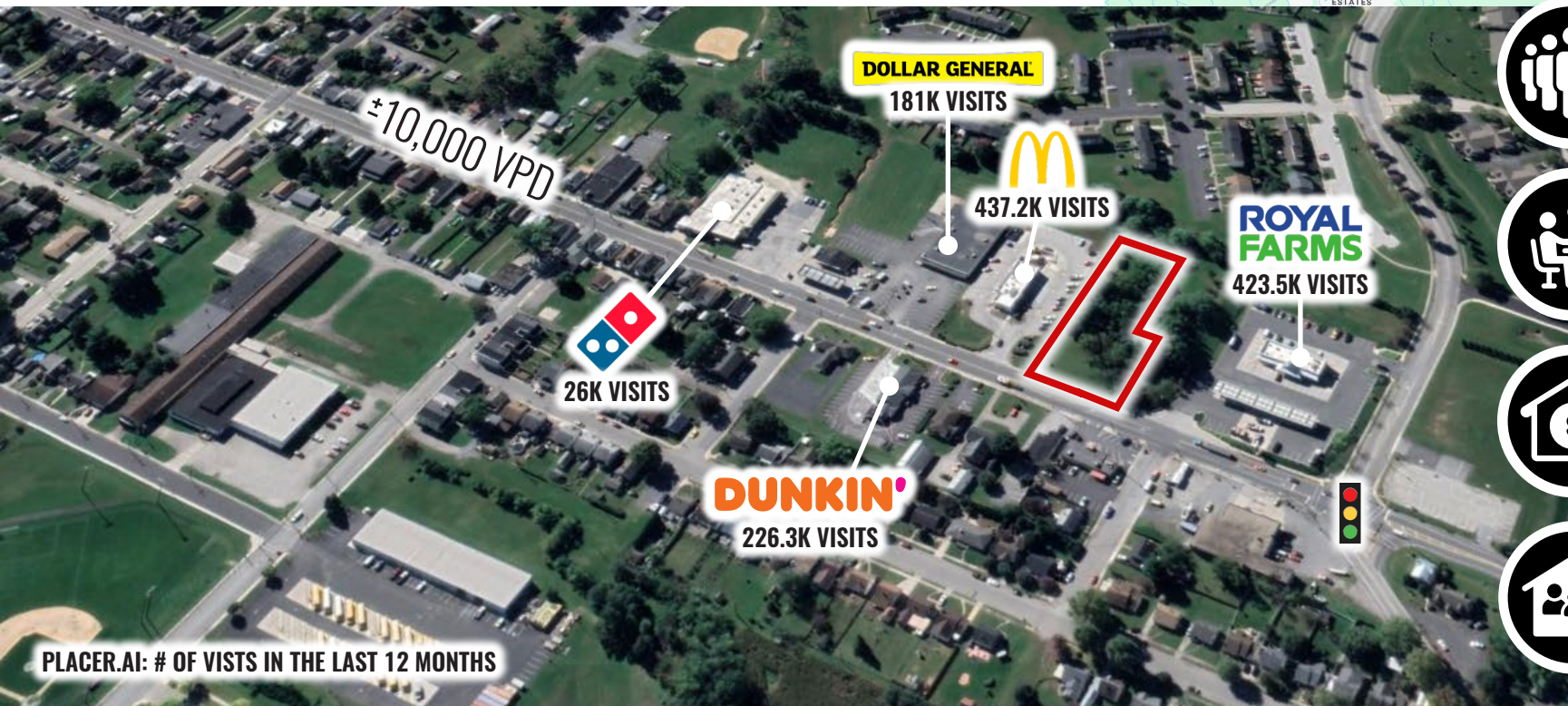
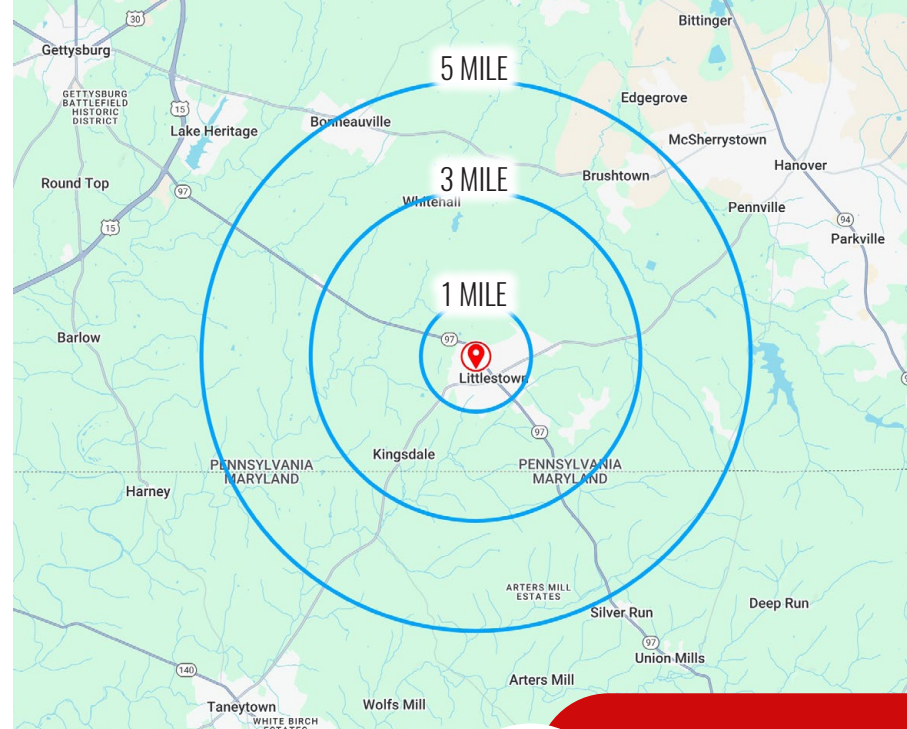
±1.39 AC / ±3,200 SF

FOR LEASE

PROPERTY OVERVIEW

Bennett Williams Commercial is pleased to present 1.39 acres of land for lease in Littlestown, PA, zoned C-3 Highway-Oriented Commercial District. Ideally situated between Royal Farms and McDonald's, and directly across from Dunkin' Donuts, this prime location offers excellent visibility and access. The zoning permits a variety of uses, including restaurants, retail establishments, and professional offices. Located in South Central Pennsylvania, the property benefits from strong traffic volumes driven by local residents, daily commuters, and visiting tourists.

Located in Littlestown, PA on Route 97. Only six 6 minutes from Maryland and just 10 minutes from Route 15 in historic Gettysburg, PA.



POPULATION

5 MILE- 18,759
7 MILE- 57,067
10 MILE- 123,282



EMPLOYEES

5 MILE- 2,645
7 MILE- 13,215
10 MILE- 44,683



AVERAGE HHI

5 MILE- \$104,688
7 MILE- \$101,628
10 MILE- \$105,449



HOUSEHOLDS

5 MILE- 7,467
7 MILE- 22,804
10 MILE- 48,320



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

CONCEPT PLAN

**ROYAL
FARMS**



DUNKIN'



DOLLAR GENERAL



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

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:



Francesco Conigliaro

fconigliaro@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@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.

