

HOLIDAY INN RD LAND

45 Holiday Inn Rd | Clarion, PA • 15328



Holiday Inn Express
69.8K ANNUAL VISITS

Hampton Inn
68.8K ANNUAL VISITS

CLARION HOSPITAL
181.9K ANNUAL VISITS

THE CLARION MALL
FAMILY Farm & Home 133.2K ANNUAL VISITS
Dunham's 146.2K ANNUAL VISITS

Walmart
2.2M ANNUAL VISITS

McDonald's
498.2K ANNUAL VISITS

MONRO
8.2K ANNUAL VISITS

goodwill

DOLLAR TREE
176.7K ANNUAL VISITS

CLARION PLAZA
AT&T
T Mobile
verizon
FINE WINE & GOOD SPIRITS
SALLY
BEAUTY SUPPLY

TACO BELL
163.5K ANNUAL VISITS

Perkins
97.2K ANNUAL VISITS

ADVANCE
AUTO PARTS
27.1K ANNUAL VISITS

Auto Zone
52.8K ANNUAL VISITS

SUBWAY
40.7K ANNUAL VISITS

BURGER KING
199.1K ANNUAL VISITS

Eat'n Park
164.7K ANNUAL VISITS

Arby's
128.4K ANNUAL VISITS

SITE

Pizza Hut
45.7K ANNUAL VISITS

PA 68 ±12,000 VPD

Panera BREAD

SHEETZ
178.3K ANNUAL VISITS

NEARBY RETAILERS

Walmart **TSC TRACTOR SUPPLY CO** **goodwill**
Applebee's GRILL + BAR **Eat'n Park** **ADVANCE AUTO PARTS**
FAMILY Farm & Home **Panera BREAD** **SHEETZ** **Auto Zone**

1.24 ACRES FOR SALE/LEASE

PROPERTY OVERVIEW

This pad is a great opportunity to enter the retail corridor of Clarion positioned between Sheetz and Panera. This area serves as Clarion County's commercial hub with retail groups, hospitals, lodging brands, and PennWest University taking root in this part of the region. Surrounded by Walmart, Aldi, Perkins, Eat N Park, AutoZone, Harbor Freight, and sharing access with Sheetz and Panera, this site will provide a great location for users looking for a busy interstate and regional draw.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	7,476	10,780	14,295
TOTAL EMPLOYEES	5,707	6,964	7,801
AVERAGE HHI	\$71,879	\$77,823	\$78,864
TOTAL HOUSEHOLDS	2,775	4,108	5,534

SITE PLAN



CLARION PLAZA
AT&T
T-Mobile
verizon
FINE WINE & GOOD SPIRITS
SALLY
BEAUTY SUPPLY

SUBWAY

ADVANCE
AUTO PARTS

Auto Zone

Arby's

Kwik Fill

BP Drive

United Dr

PA 68 ±12,000 VPD

68

68

Mayfield Rd

T-791

T-791

Mayfield Rd



MARKET AERIAL



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:



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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.

