

OAKLAND AVE PARCEL

2044 OAKLAND AVE | INDIANA, PA | 15701

SOUTH TOWNE PLAZA



INDIANA MALL



SITE



AspenDental



OAKLAND AVE: ±15,000 VPD

±1.18 ACRES AVAILABLE
FOR SALE / LEASE



JIMMY MONIZ | CALE BRUSO | ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
For More Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

This pad is a prime opportunity for any user looking for a location along the quickly-developing Oakland Ave corridor. Neighboring AutoZone with 1.18 acres available for sale/lease, this parcel is a suitable for a variety of uses. Oakland Ave sees 15,000+ vehicles per day and is home to Starbucks, AutoZone, O'Reilly, Rural King, Kohl's, Dunham's, Harbor Freight, Martin's, TJ Maxx, Chipotle, 7-Brew, Raising Cane's, and many more. Take advantage of this location to break into the most attractive retail corridor in Indiana County!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	26,229	33,997	39,829
EMPLOYEES	14,239	19,006	20,706
AVERAGE HHI	\$82,664	\$84,829	\$85,513
HOUSEHOLDS	10,250	13,047	15,509

Oakland Ave: ±15,000 VPD



AERIAL

**±1.18
ACRES**

OAKLAND AVE: ±15,000 VPD

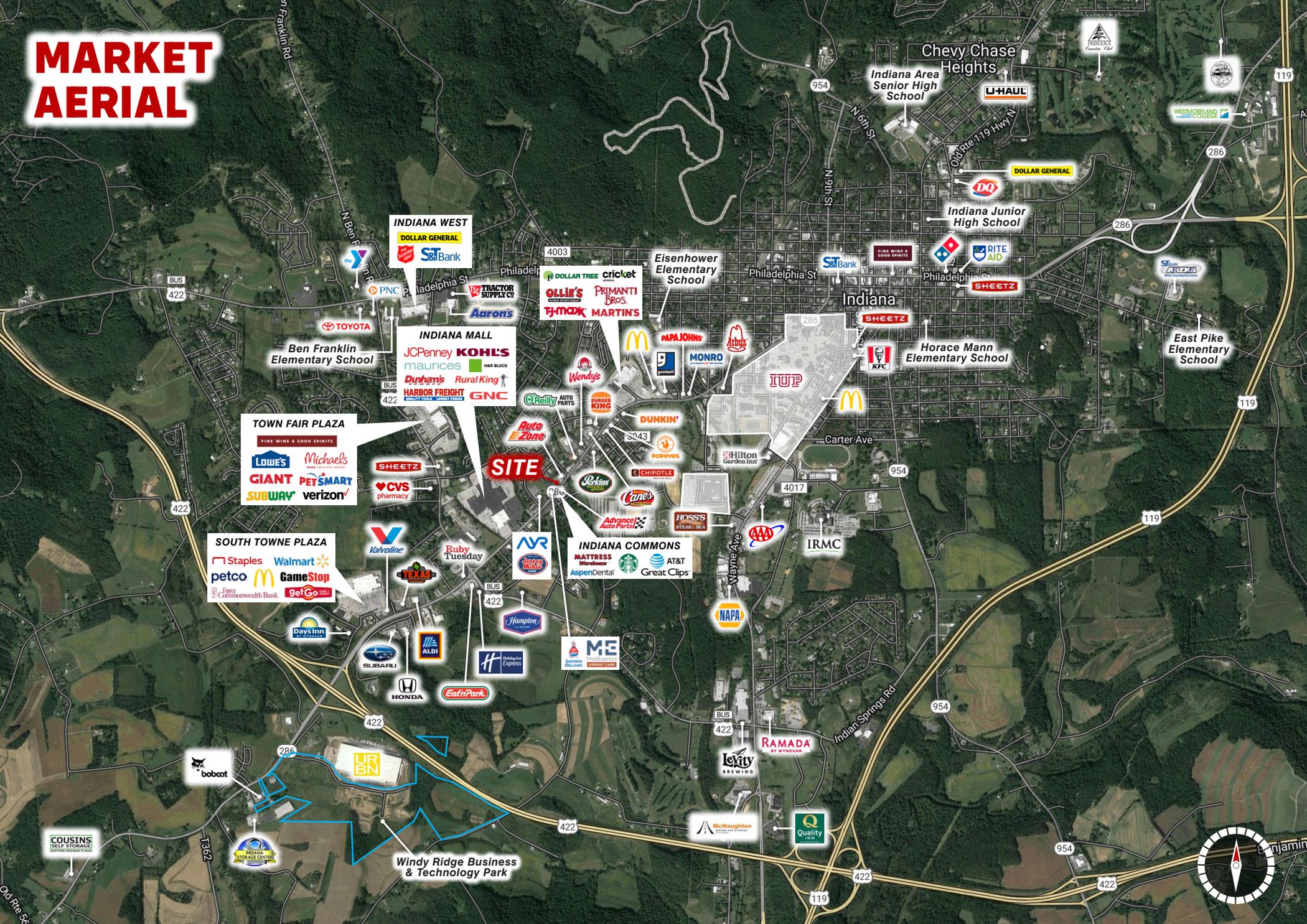


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MARKET AERIAL



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

STAE 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



Adam Hagerman

AHagerman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

