

# 125 OLD VALLEY SCHOOL ROAD

DANVILLE, PA 17821

±34,000 VPD

±17,000 VPD



±1 ACRE  
AVAILABLE



**GROUND LEASE / BUILD-TO-SUIT**



**KANDY WEADER**

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Ground Lease/Build-to-Suit: Located just off Continental Boulevard and minutes from Interstate 80, this 1-acre commercial lot at 125 Old Valley School Road in Danville, PA offers a prime opportunity for development in a high-visibility, easily accessible corridor. With flexible commercial zoning, the property is well-suited for a variety of uses including retail, office, medical, service, or mixed-use development.

The site provides convenient access to major traffic routes and is surrounded by a growing trade area that draws from both local residents and regional travelers. Its location near healthcare, retail, and hospitality hubs makes it an attractive option for businesses looking to establish a strong presence in the Danville market.

This property delivers exceptional potential and long-term value for an owner-user looking to build to suit.



## POPULATION

5 MILE- 16,329  
7 MILE- 20,864  
10 MILE- 43,173



## EMPLOYEES

5 MILE- 5,395  
7 MILE- 5,807  
10 MILE- 14,512



## AVERAGE HHI

5 MILE- \$112,021  
7 MILE- \$112,450  
10 MILE- \$100,930



## HOUSEHOLDS

5 MILE- 7,026  
7 MILE- 8,803  
10 MILE- 18,066



## LOCATION

Opportunity awaits with this versatile 1-acre commercial lot on Old Valley School Road, ideally situated just off Continental Boulevard with 17K VPD and Interstate 80 with 34K VPD. Featuring excellent visibility and convenient highway access, this property offers a strategic location for businesses looking to capture both local and regional traffic.

The surrounding area is a blend of established businesses, residential neighborhoods, and through-traffic, creating a strong foundation for future growth.

# PROPERTY HIGHLIGHTS

- **Size:** +/-1.0 acre
- **Zoning:** Commercial
- **Location:** Seconds from I-80 interchange (34K VPD), with easy access to Continental Blvd (17K VPD)
- **Visibility & Access:** Strong exposure and convenient ingress/egress
- **Strong Co-Tenants:** McDonald's (\$5.2M in sales), Best Western, Super 8, Perkins, Wendy's, and Subway.

With its strategic location and development-ready zoning, this site is an ideal choice for investors, owner-operators, or developers seeking to maximize potential in a growing corridor.

# TRADE AREA

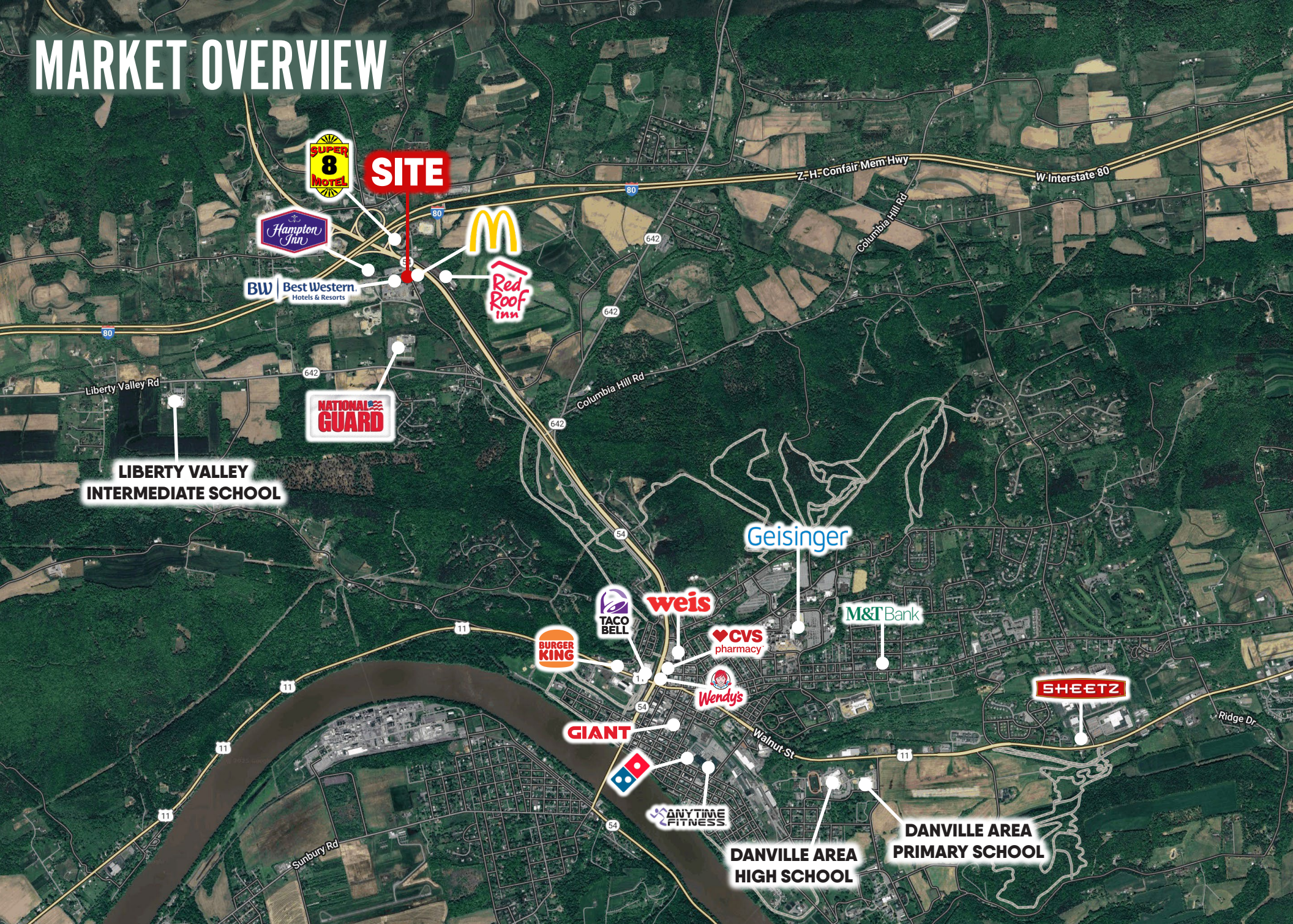
The property benefits from a strategic position within a growing commercial corridor along Interstate 80, with immediate access to Continental Boulevard.

Geisinger is the largest employer and health system in the region. Geisinger Medical Center sees 2M visitors per year. McDonald's located on Old School Road sees 668.1K visits per year and \$5.2 M in sales. Best Western and Super 8 all within minutes of this location.

This location positions a future business to serve both local residents and the regional commuter market, making it a high-potential site for commercial growth.



# 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:



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### CONTACT US

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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.

