610 BROAD STREET

NEW BETHLEHEM, PA • 16142

±10,168 SF / ±0.75 AC

FOR SALE/LEASE

ADAM HAGERMAN | CALE BRUSO | ZANE COOK | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Now available for sale or lease is a 10,168 SF former Rite Aid located at 610 Broad Street in the heart of New Bethlehem, PA. This freestanding building offers flexible options for single or multi-tenant occupancy. The space can be subdivided for qualified lease tenants, making it an ideal opportunity for retail, medical, or office users seeking a customizable footprint. With ample on-site parking and strong signage potential, this property is well-suited for a range of commercial uses.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	21,553	39,629	79,087
EMPLOYEES	3,369	5,413	14,148
AVERAGE HHI	$111,532	$107,936	$105,924
HOUSEHOLDS	8,338	15,352	31,046

BW ADAM HAGERMAN | CALE BRUSO | ZANE COOK | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. Redefined.

MARKET OVERVIEW

BW ADAM HAGERMAN | CALE BRUSO | ZANE COOK | BRAD ROHRBAUGH | CHAD STINE
FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. Redefined.

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:

Adam Hagerman
ahagerman@bennettwilliams.com

Cale Bruso
cbruso@bennettwilliams.com

Zane Cook
ZCook@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.

RETAIL BROKERS NETWORK

ICSC