

630 MAIN STREET

PORTAGE, PA • 15946

SITE

LODGE RUN
APARTMENTS

DOLLAR GENERAL

GILLESPIE AVE

MAIN ST ±8,000 VPD

±10,258 SF AVAILABLE
FOR SALE/LEASE

**NEARBY
RETAILERS**

SHEETZ



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



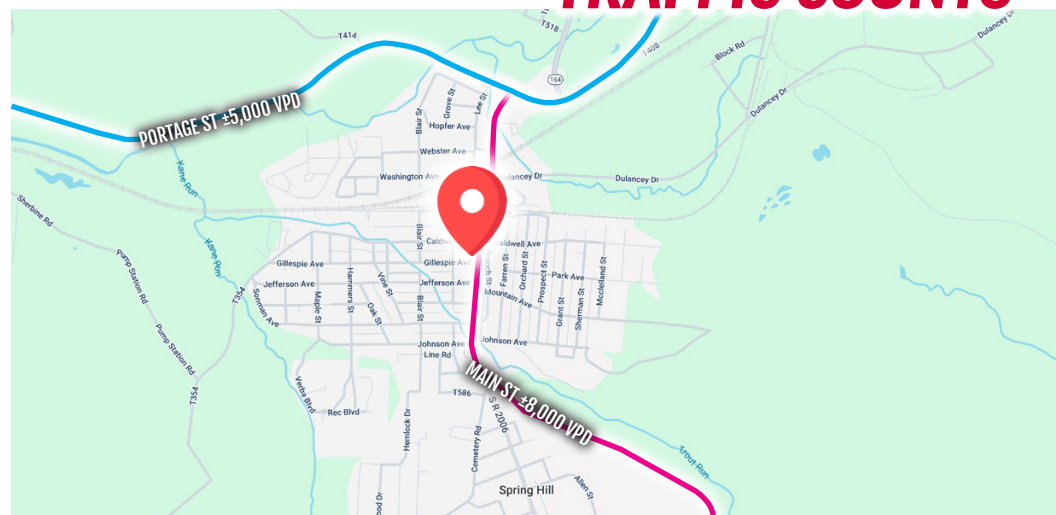
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PROPERTY HIGHLIGHTS

Available for sale or lease is a 10,258 SF former Rite Aid located at 630 Main Street in Portage, PA. This freestanding building offers excellent visibility along Main Street with easy access and generous on-site parking. The property can be subdivided for multiple tenants, making it a flexible option for a variety of retail, medical, or office uses. Ideal for owner-users or investors, this well-positioned asset presents a strong opportunity in the Portage market.

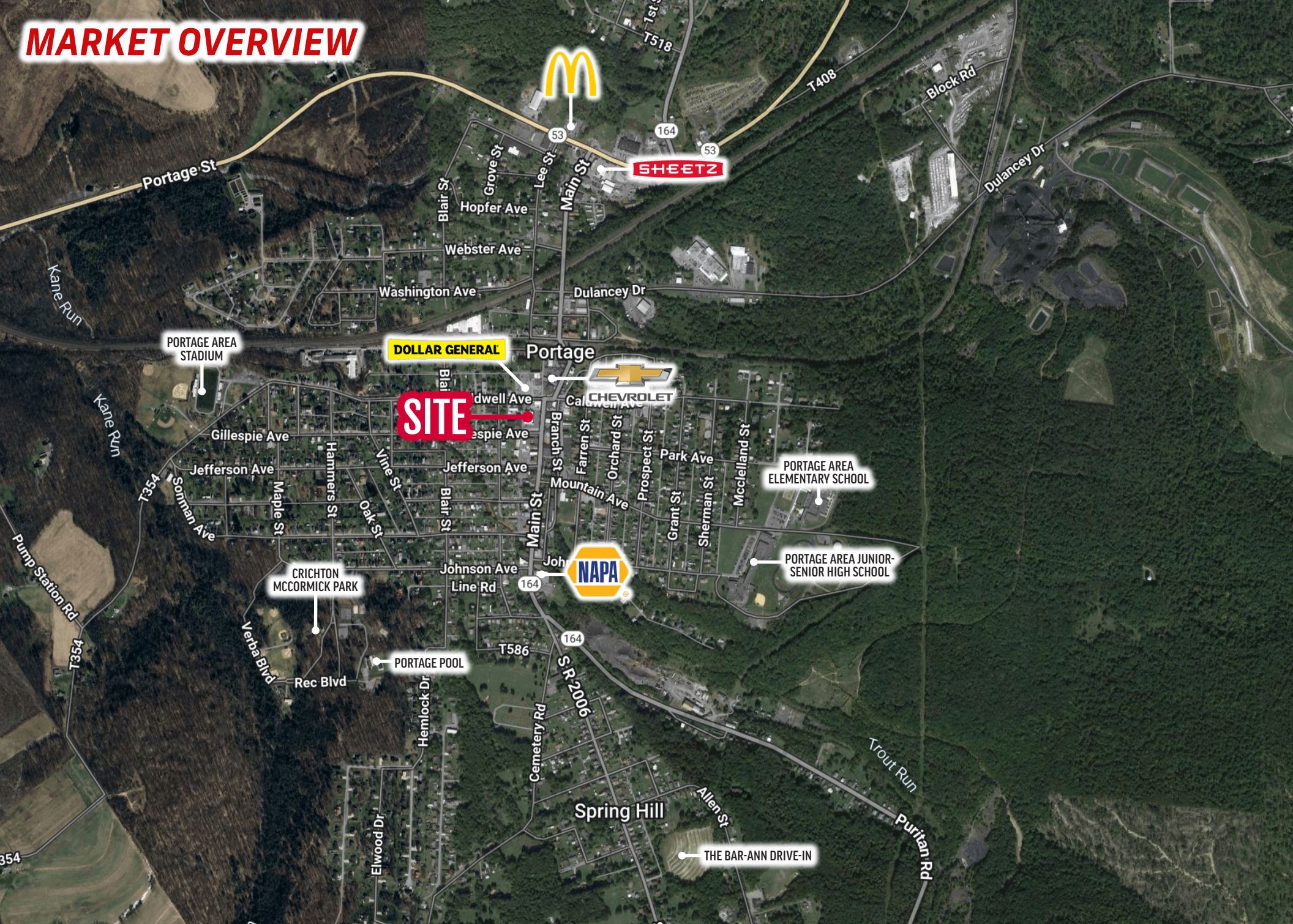


TRAFFIC COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	6,634	11,401	20,576
TOTAL EMPLOYEES	1,340	1,770	5,348
AVERAGE HHI	\$78,277	\$80,502	\$81,470
TOTAL HOUSEHOLDS	2,795	4,742	8,408

MARKET OVERVIEW



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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
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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

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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.

