

40 S CHURCH STREET (RT 309)

HAZELTON, PA | 18202



±11,000 VPD



0.5 AC
BUILD TO SUIT OR
GROUND LEASE



ANTHONY CURCIO, CELL 484-571-5764

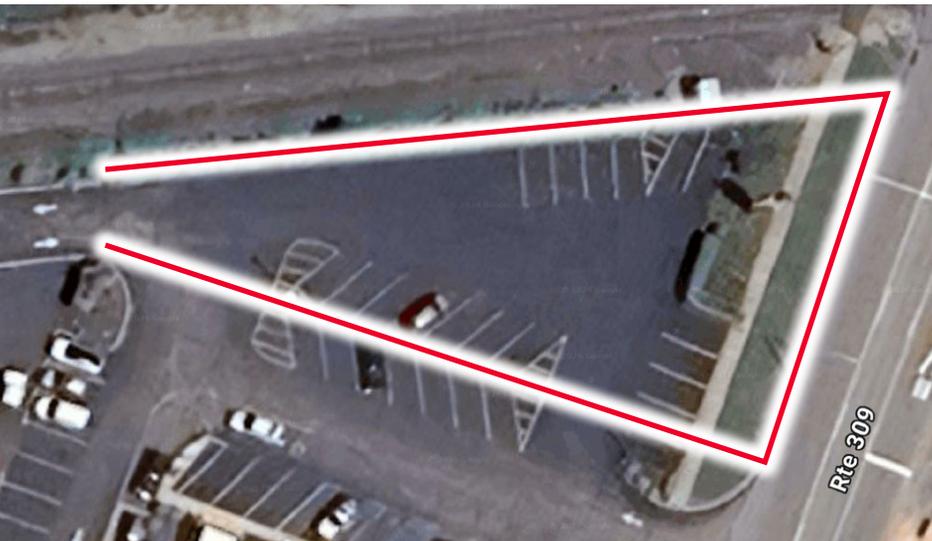
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PROPERTY OVERVIEW

- Share parking and frontage on Route 309 with Wendy's
- Entrances from Vine Street and from Rt. 309.
- Small footprint uses wanted, such as drive up ATM . or coffee kiosk.
- Build to suit or ground lease on approximately 1/2 acre.
- Nearby retail include Giant Market, CVS, Dollar General, Hazleton Urgent Care, YMCA, & Community Bank



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	44,277	56,002	71,078
 TOTAL EMPLOYEES	15,330	21,145	24,603
 AVERAGE HHI	\$62,870	\$69,172	\$77,140
 TOTAL HOUSEHOLDS	16,470	21,361	27,615

TRAFFIC COUNTS: S CHURCH ST ±11,000 VPD



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COMMERCIAL BROKERAGE. *Redefined.*

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



ANTHONY CURCIO

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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.