

820 E MAIN STREET

DALLASTOWN, PA • 17313



M&T Bank

Lion's Pride Restaurant

AMERICAN SALOON

JERRY'S GREAT VALU

Advance Auto Parts

SITE

NAPA AUTO PARTS

DOLLAR GENERAL

±13,000 VPD

±3,020 SF / 0.98 AC

FOR LEASE

NEARBY RETAILERS



Advance Auto Parts

DOLLAR GENERAL



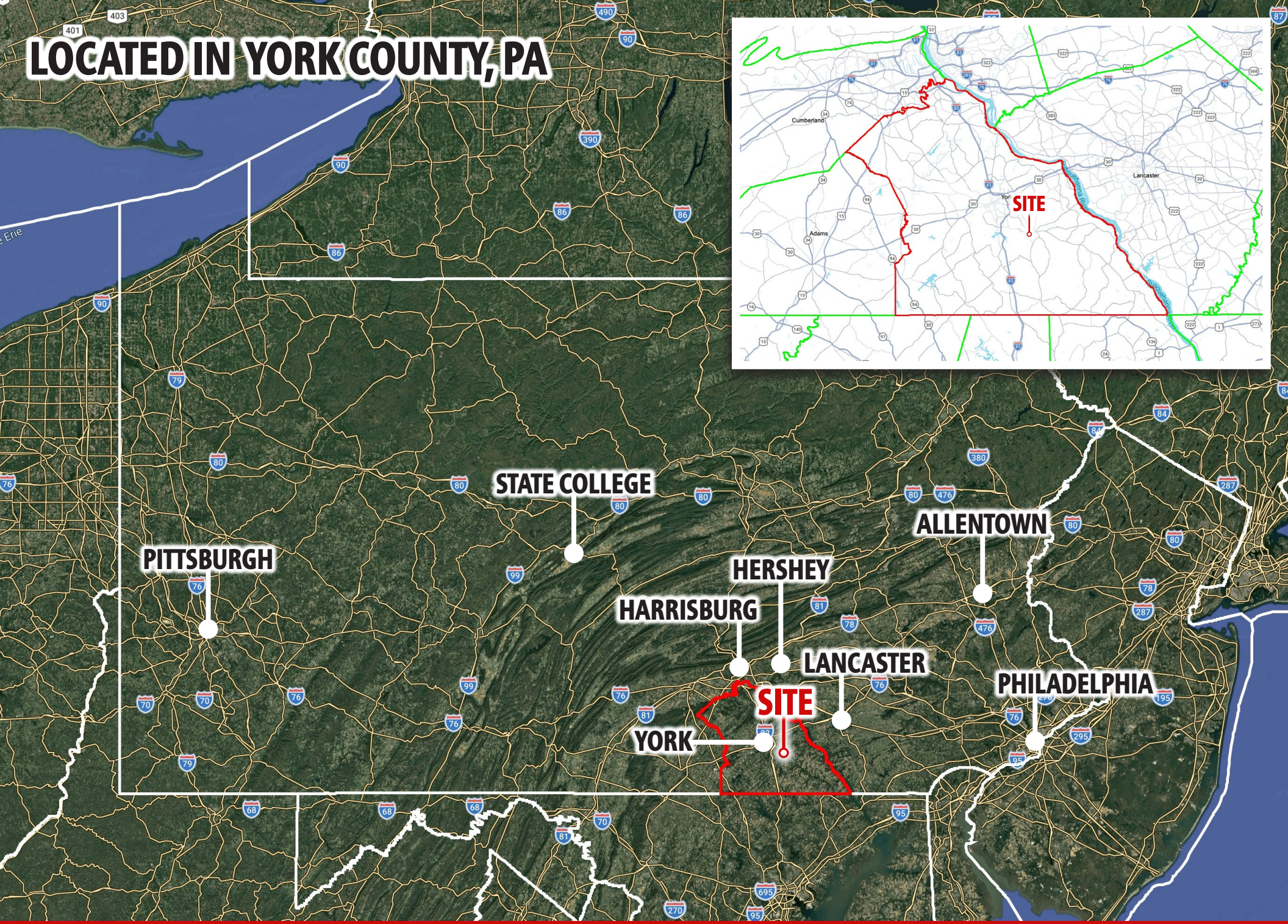
PROPERTY OVERVIEW

Located at 820 E Main St in Dallastown, this 3,020 SF freestanding former Hardee's is being offered for lease as a second-generation restaurant opportunity on a 0.98-acre parcel along the highly visible E Main St ($\pm 13,000$ VPD) corridor. The property benefits from strong daily traffic, ample frontage, and easy access, making it well-suited for a variety of restaurant or quick-service concepts seeking an established location with existing restaurant infrastructure. The nearly one-acre site provides ample parking and convenient ingress/egress, while the freestanding building allows for strong brand visibility and operational flexibility in a well-traveled commercial area of the greater Dallastown market.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	35,121	68,793	138,006
EMPLOYEES	6,781	16,550	46,656
AVERAGE HHI	\$105,828	\$110,236	\$109,006
HOUSEHOLDS	13,965	27,822	53,064



LOCATED IN YORK COUNTY, PA



PITTSBURGH

STATE COLLEGE

ALLENTOWN

HERSHEY

HARRISBURG

LANCASTER

PHILADELPHIA

YORK

SITE

MARKET AERIAL - HIGH LEVEL



WINDSOR COMMONS

GIANT SUBWAY

Pizza Hut **Arbys** **Wendys** **DUNKIN'** **AT&T**

Fulton Bank **First National Bank** **FINE WINE & GOOD SPIRITS**

CAPE HORN SQUARE

weis **DOLLAR GENERAL**

McDonald's **LIFEPATH**
Christian Ministries

MAVIS DISCOUNT TIRE

SEVEN BREW
DRIVE THRU COFFEE

SHEETZ

CVS pharmacy

verizon

Ford

eton
TACO BELL

TSC TRACTOR SUPPLY CO

UNITED STATES POSTAL SERVICE

MAZIE GABLE ELEMENTARY SCHOOL

Rutter's

FRANKLIN STREET SOCIAL

DOLLAR GENERAL

SITE

Auto Zone

Advance Auto Parts

McDonald's

RED LION SENIOR HIGH SCHOOL

RED LION JR HIGH SCHOOL

DALLASTOWN AREA HIGH SCHOOL

AMLEYN GARDENS

MARKET AERIAL - LOW LEVEL



DOLLAR GENERAL



SITE

±13,000 VPD



M&T Bank

LION PRIDE RESTAURANT



GREAT AMERICAN SALOON

JERRY'S GREAT VALU

DAIRYLAND FAMILY RESTAURANT



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:

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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.

