

19655 ROUTE 522

BEAVER SPRINGS, PA | 17821



NEARBY RETAILERS

FAMILY DOLLAR. DG market

8,125 SF AVAILABLE
FOR SALE/LEASE



KANDY WEADER | DERICK EVANS

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined*

PROPERTY HIGHLIGHTS

- 8,125 SF freestanding commercial building
- Situated on approximately 1.04 acres
- Former long-term single-tenant occupancy demonstrating proven viability
- Ample on-site parking for 25+ vehicles
- High visibility and frontage along U.S. Route 522
- Zoned for highway commercial use, allowing a variety of retail or service applications
- Potential for redevelopment to maximize value



PROPERTY OVERVIEW

Located along a highly traveled corridor in Beaver Springs, 19655 Route 522 is a well-maintained, 8,125-square-foot freestanding commercial building situated on approximately 1.04 acres. Originally constructed in 2003 and operated as a Dollar General for nearly two decades, the property has a proven track record as a successful retail location. It features a spacious, open interior layout that can be easily adapted for a variety of retail or service uses, along with parking for over 25 vehicles to accommodate strong customer traffic. Positioned directly on Route 522, the site offers excellent visibility and accessibility, making it ideal for both local and regional business exposure. With highway commercial zoning, newer HVAC systems, and the potential redevelopment, this property presents a versatile opportunity for both owner-users and investors seeking a high-exposure commercial asset in a growing rural market.

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION	4,078	19,731	47,352
TOTAL EMPLOYEES	732	3,483	9,384
AVERAGE HHI	\$79,624	\$84,356	\$88,842
TOTAL HOUSEHOLDS	1,616	7,826	18,707



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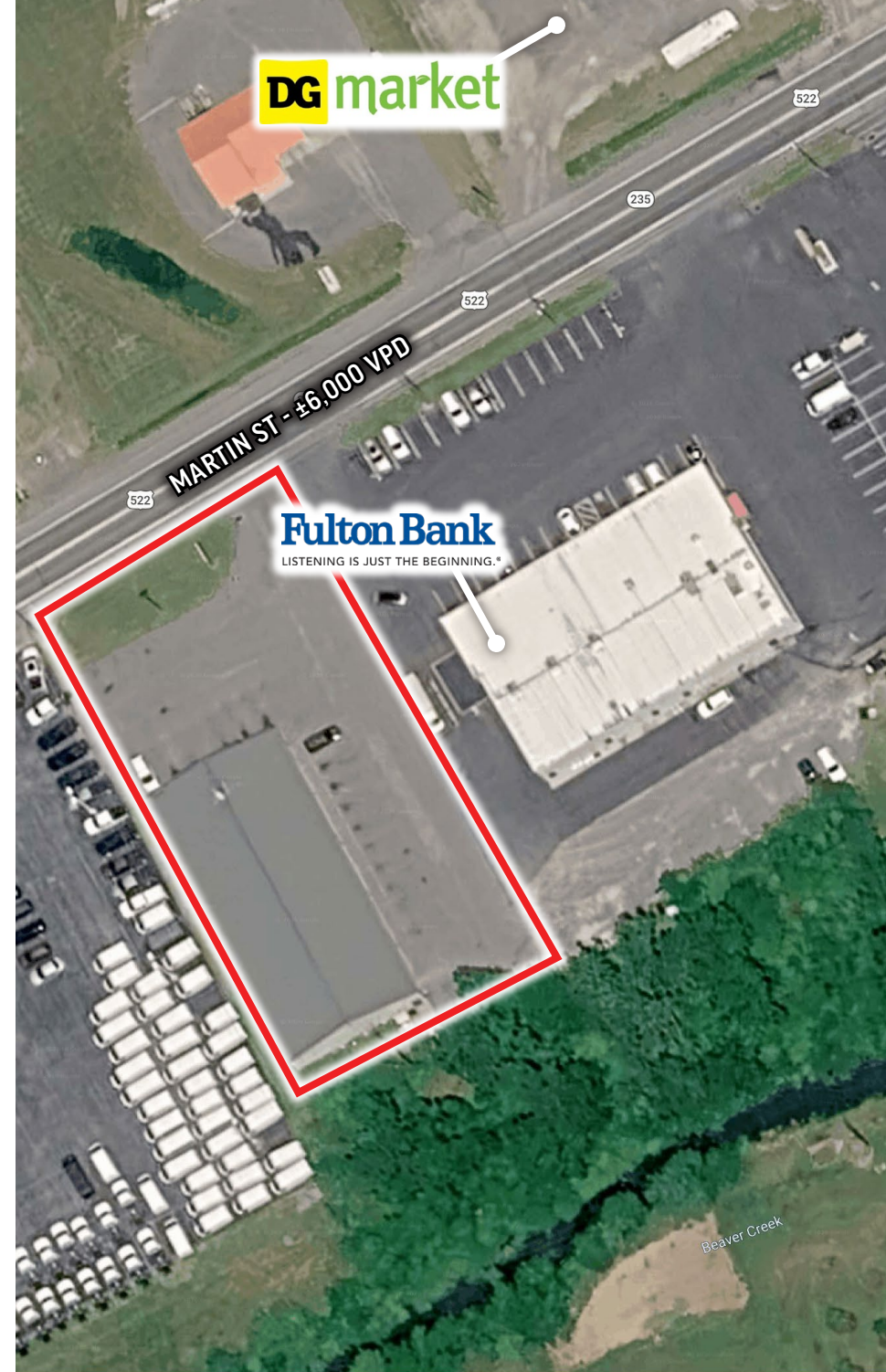
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LOCATION OVERVIEW

Positioned along the well-traveled U.S. Route 522 in Beaver Springs, this property benefits from strong visibility and steady daily traffic, making it an ideal location for commercial use. It sits within Snyder County, a growing rural market with a mix of local businesses, agricultural operations, and regional commuters. The site offers convenient access to nearby towns such as Selinsgrove and Lewistown, while also connecting easily to larger transportation routes throughout Central Pennsylvania. Its strategic roadside placement ensures consistent exposure to both local residents and through-traffic, creating a strong opportunity for businesses seeking accessibility and regional reach.

TRADE AREA OVERVIEW

The property draws from a broad Central Pennsylvania trade area that includes surrounding communities throughout Snyder County as well as portions of Union County and Mifflin County. Anchored by nearby population centers such as Selinsgrove, Middleburg, and Lewistown, the area benefits from a steady mix of local residents, workforce commuters, and agricultural businesses. With limited large-scale retail competition nearby, the trade area relies on well-positioned corridor properties to serve everyday shopping and service needs, making this location well-suited to capture demand from a dispersed but loyal customer base.



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MARKET AERIAL



DG market



MARTIN ST - 26,000 VPD

FAMILY DOLLAR

SITE

Fulton Bank
LISTENING IS JUST THE BEGINNING.™



**WEST SNYDER
ELEMENTARY SCHOOL**

Bennett Williams

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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.

