

20 HILL ROAD

DENVER, PA 17517



SITE



±33,000 VPD



Stony Run



±15,000 VPD



±4,181 SF AVAILABLE

PAD SITE ADJACENT TO PROPOSED NATIONAL C-STORE

FOR LEASE

PROPERTY OVERVIEW

±4,181 SF freestanding retail building - Rare lease or build to suit opportunity located on a highly trafficked signalized corner immediately off the Pennsylvania Turnpike in Denver, PA. The property offers exceptional visibility, convenient access, and exposure to both local commuters and regional travelers, making it an ideal location for quick-service restaurant, and other drive-thru-oriented retail concepts. Pad site is adjacent to a proposed national c-store. The pad will be delivered fully approved, rough graded with utilities stubbed and storm water basin installed.

The conceptual site plan includes a double drive-thru configuration, providing users with the flexibility and functionality required to serve today's high-volume consumer demand.



POPULATION

5 MILE- 38,634
7 MILE- 81,348
10 MILE- 196,207



EMPLOYEES

5 MILE- 10,284
7 MILE- 25,609
10 MILE- 64,821



AVERAGE HHI

5 MILE- \$130,291
7 MILE- \$125,122
10 MILE- \$125,786



HOUSEHOLDS

5 MILE- 14,240
7 MILE- 30,697
10 MILE- 75,956



SITE PLAN



±15,000 VPD



MARKET OVERVIEW



SITE

COCALICO MIDDLE SCHOOL

DENVER DENVER
ELEMENTARY SCHOOL

HENRY SCHEIN®

COCALICO HIGH SCHOOL

PURECYCLE

COMFORT INN

TURKEY HILL

CUBESMART
self storage + logistics

DUNKIN'

DOLLAR GENERAL

tru

M^{1st} MEMBERS 1st
FEDERAL CREDIT UNION

ACME
Crazy about food.®

SUNOCO

PEPPERIDGE FARM

TURKEY HILL

FULTON BANK
LISTENING IS JUST THE BEGINNING.™

WELLSPAN HEALTH

COLUMBIA VALLEY
WINERY

ADAMSTOWN
ELEMENTARY SCHOOL

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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

