

790 PA-41

Gap, PA | 17527

SITE

±3,947 SF/1.26 AC
FOR SALE



JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE

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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Positioned along Route 41 in Gap, Pennsylvania, this former bank branch presents an owner-user or investment opportunity on a 1.26-acre parcel. The 3,947 SF brick building features three drive-thru lanes and ample on-site parking offering a layout well-suited for continued financial use or conversion to a variety of office, medical, retail, or service-oriented uses. The property sits directly across from Wawa and benefits from strong daily traffic counts, excellent accessibility, and prominent frontage.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	9,551	21,377	47,705
EMPLOYEES	2,485	6,533	10,991
AVERAGE HHI	\$119,794	\$123,196	\$126,728
HOUSEHOLDS	3,040	6,759	15,697
TRAFFIC COUNTS: PA-41 (±16,000 VPD) Lincoln Hwy (±20,000 VPD)			



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MARKET OVERVIEW

Map showing the Village at Gap area with various businesses and landmarks:

- URBN
- LI-HAUL
- GAP SELF STORAGE
- Rutter's
- McDonald's
- SHEETZ UNDER CONSTRUCTION
- DOLLAR GENERAL
- Speedway
- Wawa
- Comfort
- weis FINE WINE & GOOD SPIRITS
- Rita's
- Starbucks
- Penn Medicine Lancaster General Health
- HAIR CUTTERY
- Fulton Bank
- UNITED STATES POSTAL SERVICE
- TurkeyHill
- conoco
- STOLTZFUS FRED & SUPPLY
- Dutchland INCORPORATED

SITE is marked near the intersection of Route 30 and Route 41.

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
Moorestown, NJ 08057



LISTING AGENTS:



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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.

