# 2631 N READING ROAD

## DENVER, PA 17517





**JUSTIN WILLITS | BRAD ROHRBAUGH | CHAD STINE**

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# PROPERTY OVERVIEW

Former free-standing bank building (3,200 square feet) located in the heart of Denver, PA that sits at the intersection of North Reading Road (Route 272) and East Swartzville Road. Excellent visibility with perfect signage opportunities. Ample parking with a multi-lane drive thru. The property also has convenient access to the PA Turnpike, providing very good ease of access.





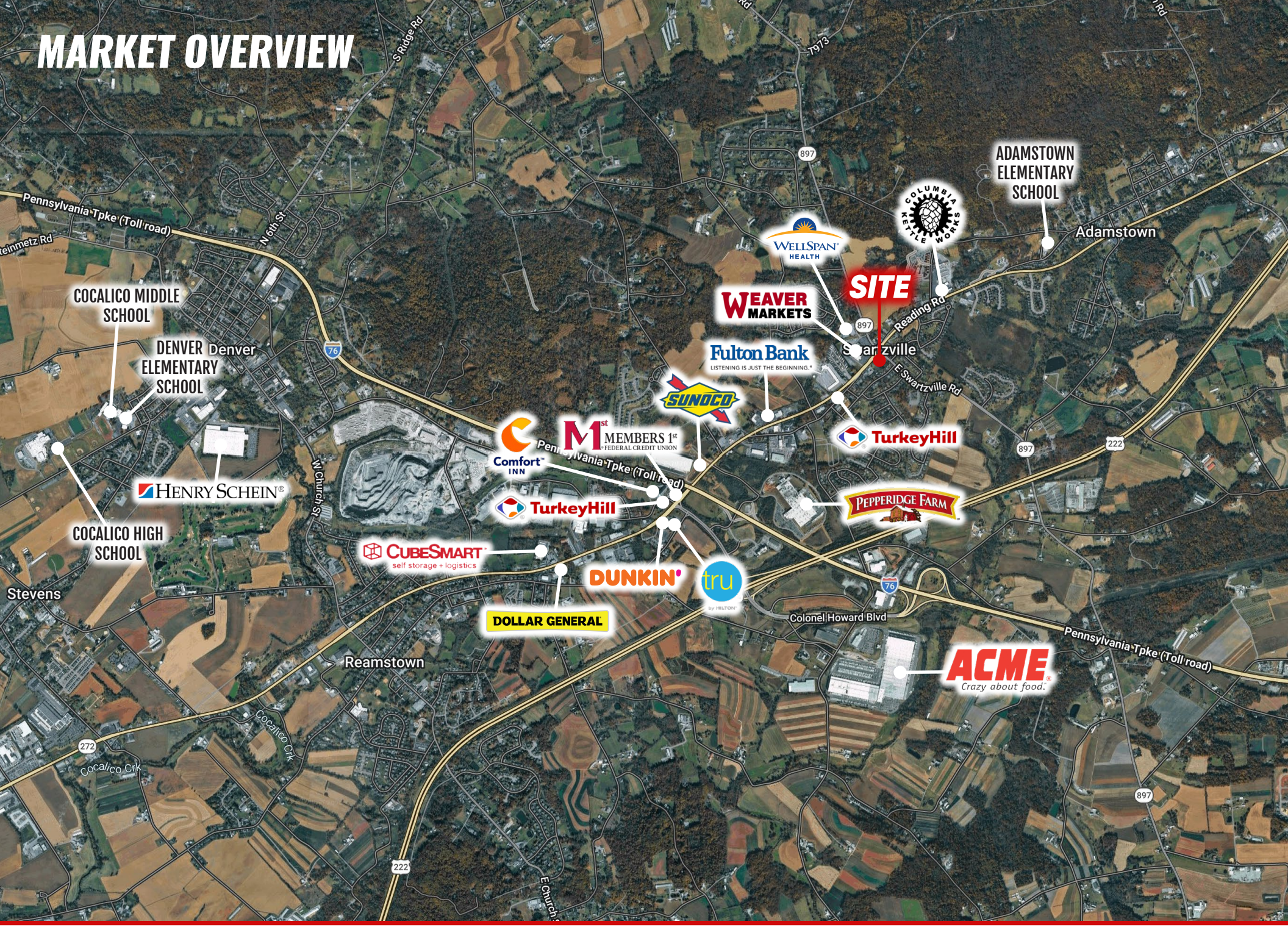

| DEMOGRAPHICS | 5 MILE | 7 MILE | 10 MILE |
|---|---|---|---|
| POPULATION | 36,010 | 89,490 | 205,703 |
| EMPLOYEES | 8,971 | 26,151 | 75,472 |
| AVERAGE HHI | $128,593 | $122,092 | $120,697 |
| HOUSEHOLDS | 13,211 | 33,494 | 79,141 |




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# MARKET OVERVIEW



# 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.

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