105 MILL STREET

HOLLSOPPLE, PA | 15935



PROPERTY HIGHLIGHTS

- Approximately 7,370 SF building
- Situated on a 0.14-acre parcel
- Located in Somerset County, Pennsylvania
- Potential for a variety of commercial uses, subject to zoning and approvals
- Opportunity for investors, business owners, or owner-users
- Located within driving distance of Johnstown, Windber, and other regional communities
- Potential for adaptive reuse or redevelopment.

±7,370 SF/0.14 AC

FOR SALE

BW **KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT**
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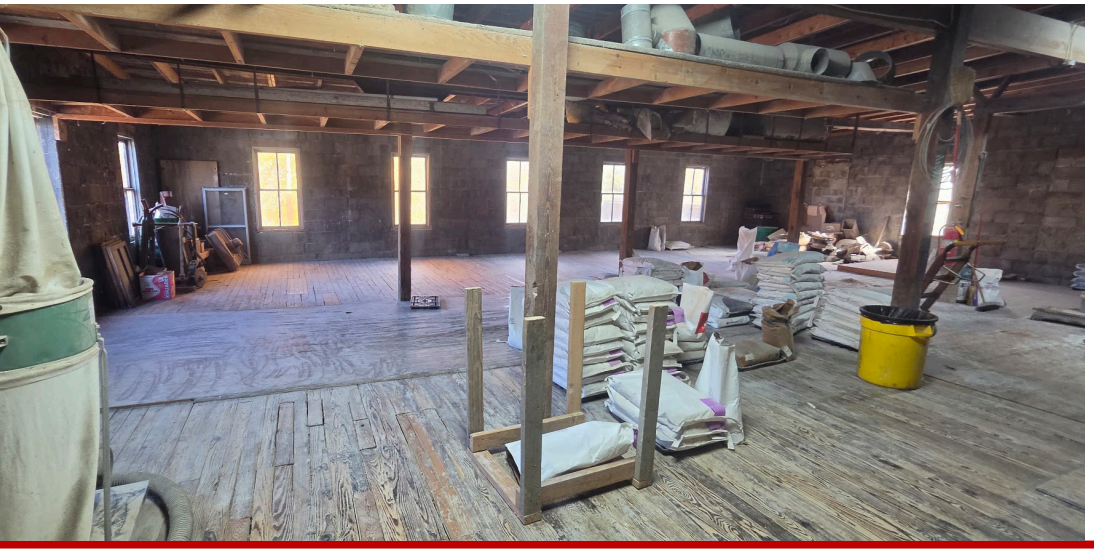
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DESCRIPTION

Offering approximately 7,370 square feet of building space situated on a 0.14-acre lot in Hollsopple, Pennsylvania, this property presents an opportunity for investors, business owners, or entrepreneurs seeking a commercial property in a small-town setting. The building's substantial interior space offers potential for a variety of commercial uses. Whether utilized for business operations, storage, or a potential adaptive reuse project, this property offers an opportunity for buyers looking to establish a presence in the local market.





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	3,841	9,620	44,887
EMPLOYEES	989	2,363	19,824
AVERAGE HHI	$92,904	$86,722	$83,648
HOUSEHOLDS	1,672	4,237	19,998

TRAFFIC COUNTS: US 219 (±15,000 VPD)

LOCATION

Located in Hollsopple, Pennsylvania, in Somerset County, the property is situated within a small-town community in southwestern Pennsylvania. The surrounding area features a mix of residential neighborhoods and local businesses, with access to nearby communities throughout Somerset County. The property's location offers an opportunity for businesses seeking a presence in a more rural market while remaining within driving distance of larger commercial centers and regional amenities. Its setting may appeal to owner-users, investors, or businesses looking for space in an established local community.

TRADE AREA

Hollsopple is located in Somerset County in southwestern Pennsylvania, within a primarily rural trade area supported by surrounding residential communities, local businesses, and regional employment centers. The broader trade area includes nearby communities such as Johnstown, Windber, and Somerset, which provide access to additional retail, commercial, industrial, and service-oriented businesses. The region's economy is supported by a mix of manufacturing, healthcare, education, retail, and other local industries. Businesses operating in this market can benefit from serving the needs of residents and businesses throughout the surrounding communities, with opportunities for uses that cater to local demand and the broader Somerset County region.

MARKET AERIAL



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3528 Concord Rd.
York, PA 17402

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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:



Kandy Weader
kweader@bennettwilliams.com



Derick Evans
devans@bennettwilliams.com



Klair Fausnaught
kfausnaught@bennettwilliams.com

CONTACT US
717.843.5555 | www.bennettwilliams.com

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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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