US-220 BR

BEDFORD, PA 15522



±3.28 ACRES

LAND FOR SALE

KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

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PROPERTY OVERVIEW

An excellent opportunity to acquire 3.28 acres of land in Bedford Township, Pennsylvania. Potential for a variety of commercial, or development opportunities. The property's acreage provides flexibility for site planning and future use, making it worth considering for investors, developers, or businesses seeking land in the Bedford area.



LOCATION OVERVIEW

Located in Bedford Township, Bedford County, Pennsylvania, this 3.28-acre property offers an opportunity in the south-central Pennsylvania market. The area benefits from access to the Bedford community and regional transportation routes, including the Pennsylvania Turnpike (I-76) and Interstate 99, providing connectivity to Altoona, Johnstown, and the greater Pittsburgh region. Bedford serves as a regional hub for surrounding communities, offering access to local businesses, services, and employment centers.

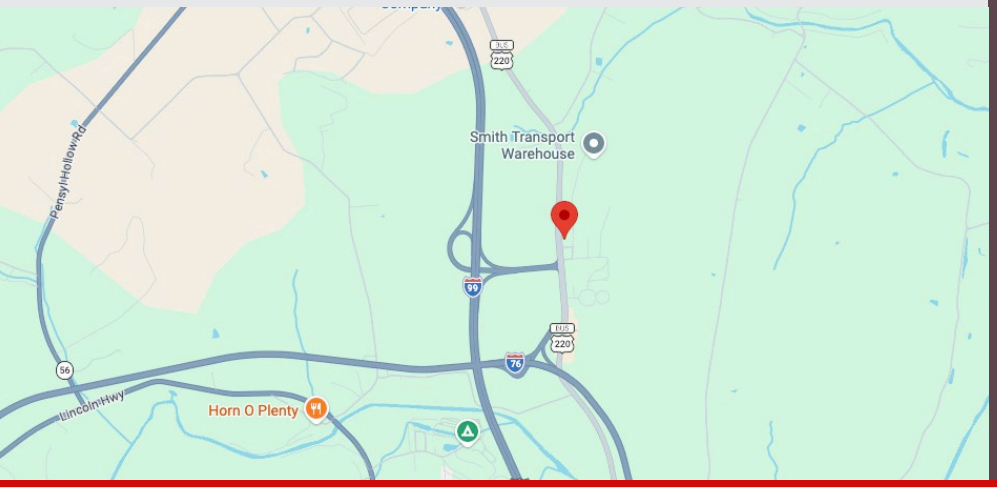
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TRADE AREA

The Bedford market benefits from its location along major transportation corridors, including the Pennsylvania Turnpike (I-76), Interstate 99, and U.S. Route 30, which provide regional access to Altoona, Johnstown, and the Pittsburgh metropolitan area. The local economy is supported by a mix of retail, healthcare, manufacturing, tourism, and service-based businesses. Bedford's historic downtown, regional shopping options, and proximity to recreational destinations help attract visitors and support the local economy.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	9,717	13,683	25,132
EMPLOYEES	7,048	7,846	14,266
AVERAGE HHI	$83,398	$85,390	$85,791
HOUSEHOLDS	4,477	6,185	11,087





PROPERTY HIGHLIGHTS

- 3.28 acres of land in Bedford Township, Bedford County, PA
- Located within the south-central Pennsylvania market
- Convenient access to regional transportation routes, including I-76, I-99, and U.S. Route 30
- Proximity to Bedford's business district, retail amenities, and local services
- Suitable for investors, developers, or businesses seeking land in the Bedford area

MARKET OVERVIEW



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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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