

ROUTE 61

ORWIGSBURG, PA • 17961

**±3.5 AC
OR UP TO
36,000 SF
AVAILABLE**

ROUTE 61 ±17,500 VPD

FUTURE DEVELOPMENT

Ryan Homes at Brick Hill Ridge Towns - 196 Townhomes + Singles



SURROUNDING RETAILERS



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

This ±3.5-acre commercial parcel offers a premier development opportunity along highly traveled Route 61 in Orwigsburg, Pennsylvania. The site can accommodate a building up to 36,000 square feet, making it ideal for a wide range of commercial uses including retail, medical, auto parts, and other general commercial users.

Strategically positioned within one of Schuylkill County's fastest-growing corridors, the property benefits from strong traffic generators such as the new Geisinger–St. Luke's Hospital campus, Penn State Schuylkill Campus, and the recently developed Ryan Homes community at Brick Hill Ridge Towns, bringing new residents, employees, and visitors to the immediate trade area.

With excellent visibility and convenient access to Route 61, this property presents a rare opportunity for businesses seeking to establish or expand their presence in the growing Schuylkill County market. The combination of strong local demographics, nearby institutional anchors, and new residential development creates an attractive environment for retailers, medical providers, and commercial users alike.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

7,753

16,316

37,909

TOTAL EMPLOYEES

3,004

5,562

14,364

AVERAGE HHI

\$138,566

\$117,446

\$100,118

TOTAL HOUSEHOLDS

3,142

6,555

15,412



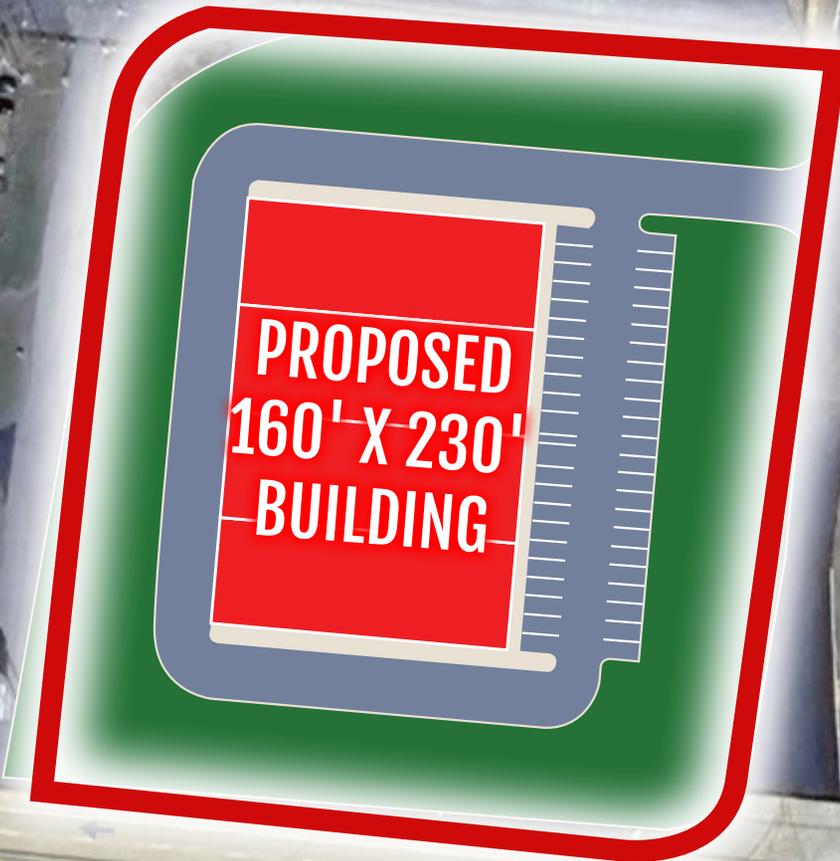
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SITE PLAN



**FUTURE
DEVELOPMENT**

Centre Turnpike ±17,500 VPD

61

61

61



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DISTANCE TO MAJOR HWYS



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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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PROPERTY
MANAGEMENT



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.

