LOWE'S OUTPARCELS

100 LOWES BLVD • CLEARFIELD, PA • 16803

FOR SALE/LEASE

±5.33 ACRES

BW ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

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

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Two prime outparcel pads in front of Lowe's with cross access to a Walmart Supercenter in Clearfield, PA. Sized at 3.02 and 2.31 Acres with the ability to combine them for a total of 5.33 acres allow endless opportunity to purchase or lease in this regional development. Landlord is open to build-to-suit for credit users. This Lowe's Development, which is shadow anchored by a Walmart Supercenter, create a regional draw with its close proximity to I-80 (±30,000 VPD) and Route 322 (±9,000 VPD). The thriving trade area around these pads includes six hotels within half a mile range. There are also many other nearby retailers including McDonald's, Dunkin', Tractor Supply, Burger King, Arby's, and KFC. Come plant roots in one or both locations that offer prosperity and growth!

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	9,493	14,569	16,826
TOTAL EMPLOYEES	6,116	7,002	7,495
TOTAL HOUSEHOLDS	$63,981	$70,761	$71,597
AVERAGE HHI	4,383	6,590	7,534

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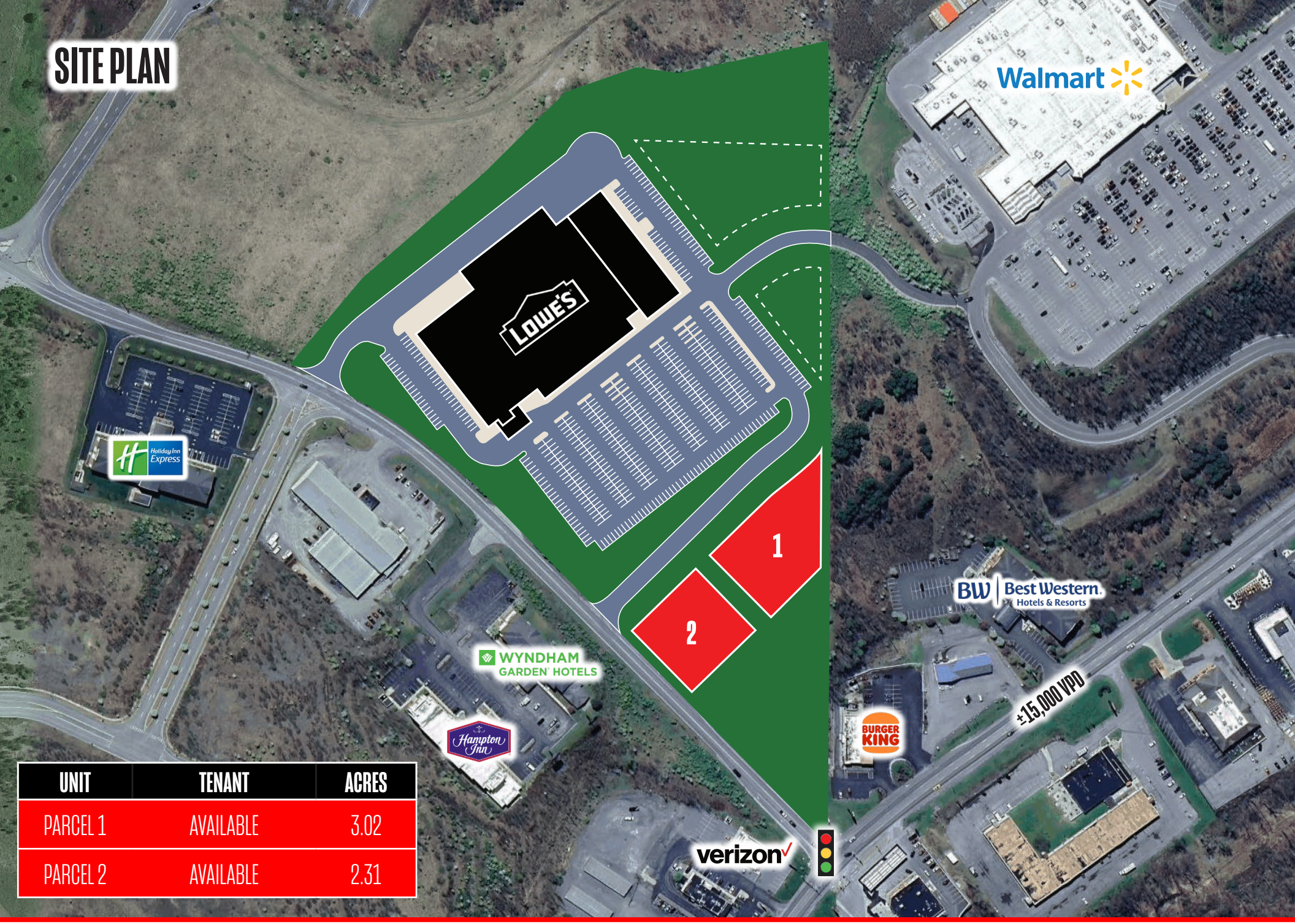
SITE PLAN



UNIT	TENANT	ACRES
PARCEL 1	AVAILABLE	3.02
PARCEL 2	AVAILABLE	2.31

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MARKET OVERVIEW

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COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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 107
West Chester, PA 19380

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
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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 recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

RETAIL BROKERS NETWORK

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