

# 2635 DELTA ROAD

BROGUE, PA | 17309

± 9 ACRES | FOR SALE

**Rutter's**  
Why Go Anywhere Else?

**Site**

**DOLLAR GENERAL**



**Bob Behler**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

These 9 acres are to be subdivided from a larger tract. Owner will subdivide \$150,000 per acre.

### Sale Summary

- **Sale Price:** \$150,000 /acre
- **Property Type:** Land
- **Lot Size:** 9.0 Acres
- **APN #:** 67-21-000-FN-0008-00-00000
- **Zoning:** Commercial
- **Market:** York-Hanover

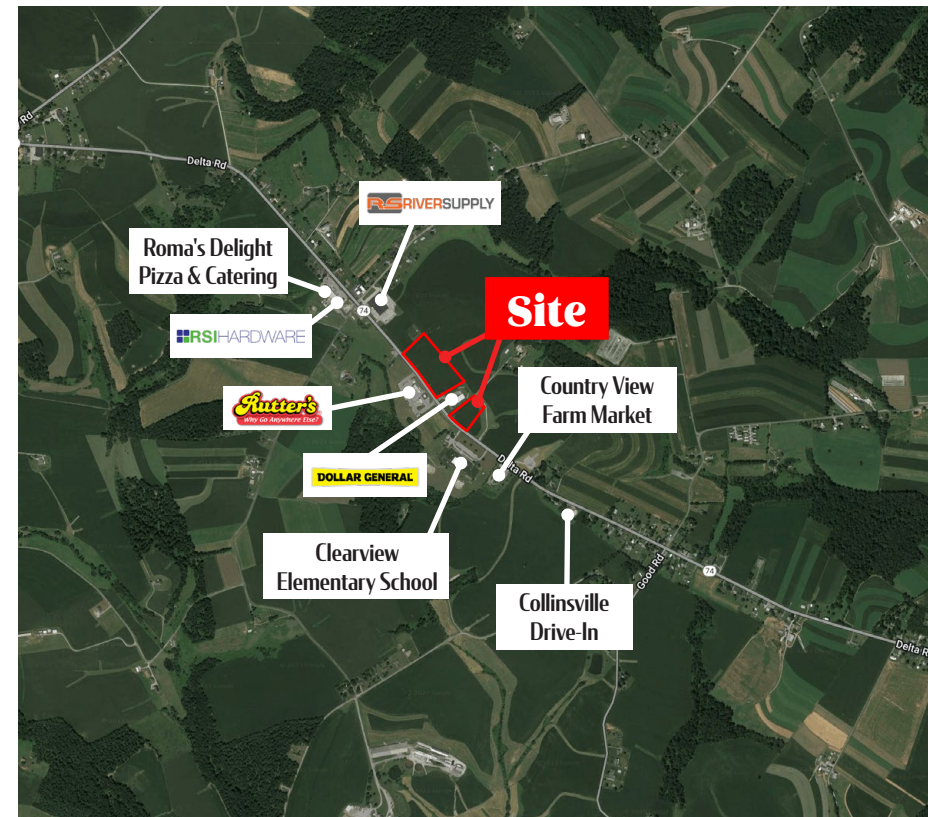
## PROPERTY HIGHLIGHTS

- Up to 9 acres
- Will subdivide
- Zoned Commercial
- Chanceford Township
- Join Dollar General
- Ideal for offices, retail, contractor equipment dealer

### DEMOGRAPHICS

	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	7,893	19,020	72,535
TOTAL EMPLOYEES	702	1,951	10,546
AVERAGE HHI	\$118,995	\$118,523	\$111,638
TOTAL HOUSEHOLDS	2,935	7,122	27,783

TRAFFIC COUNTS: **DELTA ROAD** ± 10,000 VPD



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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## OUR LOCATIONS:

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### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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Moorestown, NJ 08057

### WEST CHESTER OFFICE:

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### CONTACT US

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