

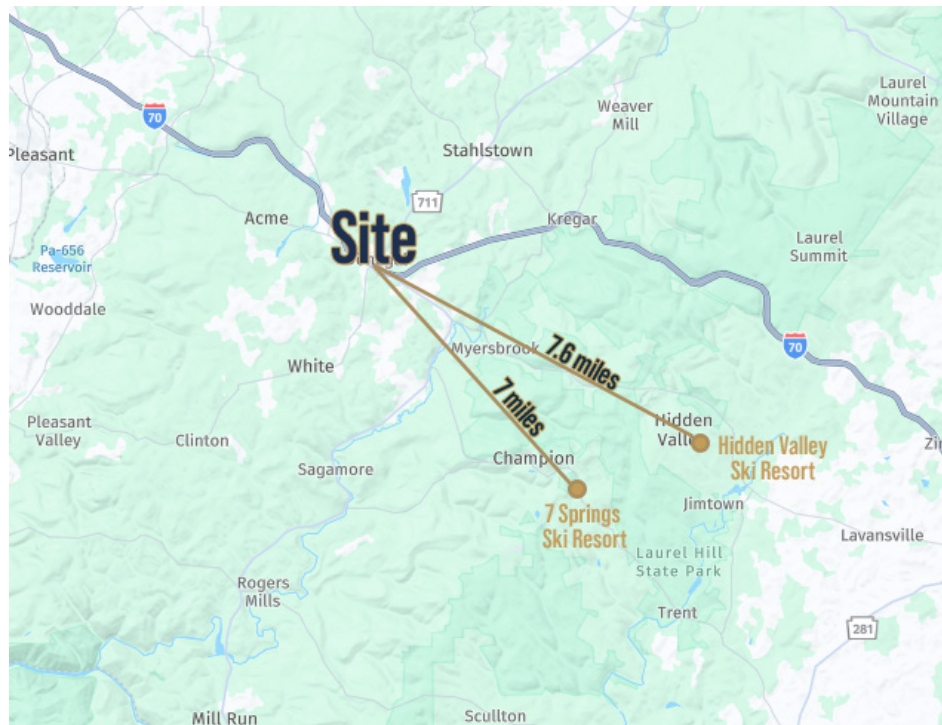
FOR SALE OR LEASE

**3643 PA-31**  
Donegal, PA 15628



## PROPERTY DETAILS

- 2,500 sq. ft. building on 1.29 acres available for lease
- Former bank branch with drive thru
- 20 parking spaces
- At the signalized intersection of Route 31 and PA 711
- Just off of PA Turnpike Donegal Interchange
- Brand new Sheetz convenience store and gas station located directly across the street



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REALTY PARTNERS





2024 DEMOGRAPHICS			
	5 mile	7 mile	10 miles
households	2,680	4,613	14,087
population	6,160	10,554	32,092
average hh income	\$84,032	\$85,253	\$85,420
daytime population	5,061	8,448	27,752

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