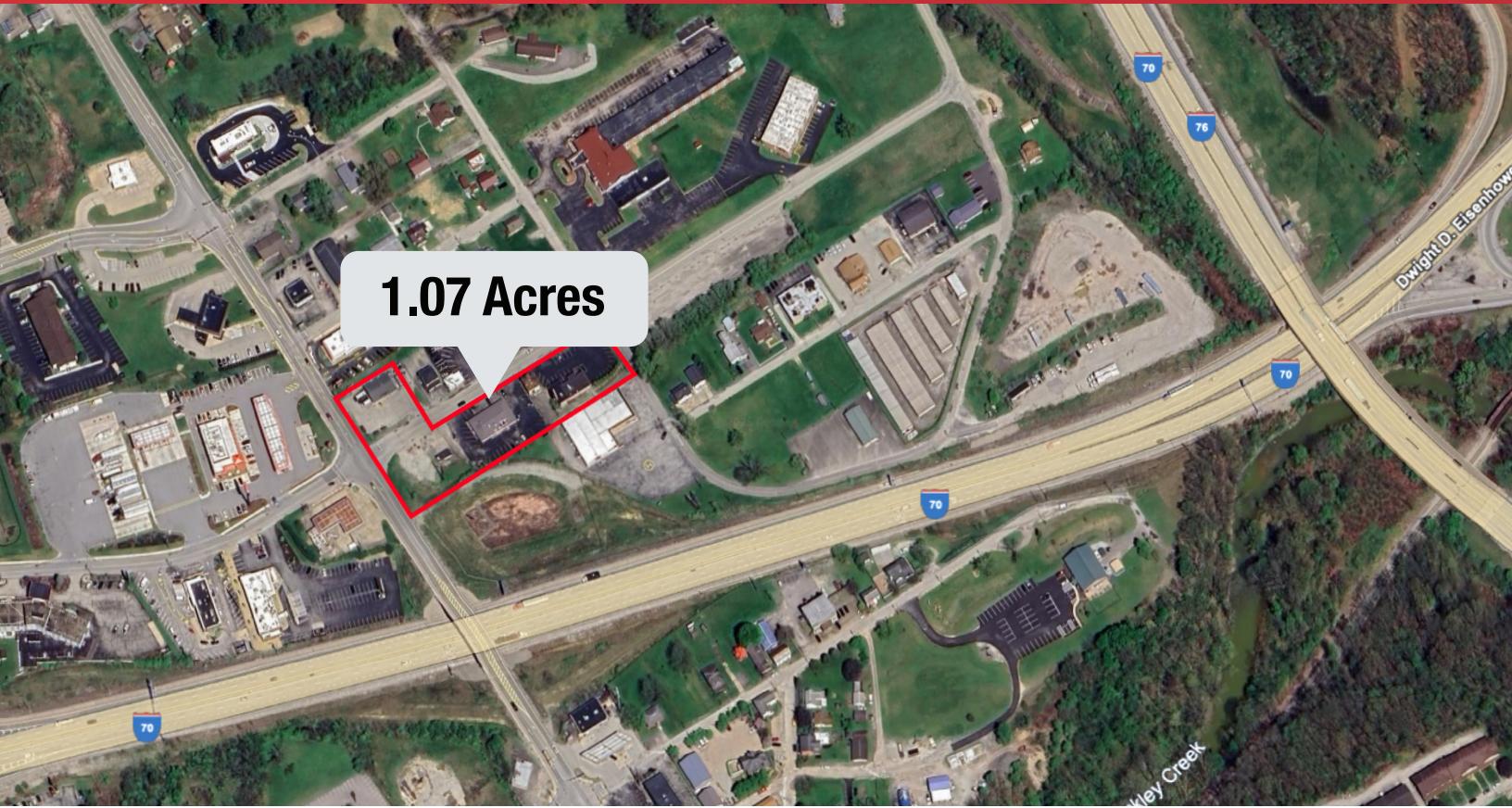


# Land Lease / Build to Suit

**1.07 Acres**  
104 E Byers St, New Stanton, PA



## Property Highlights

Presenting an exceptional 1.07-acre commercial site ideally situated just off Interstate I-70 in New Stanton, Pennsylvania. Located directly across the intersection from Sheetz, this property benefits from strong visibility and accessibility within a rapidly expanding trade area. The site offers pylon signage visible from the interstate, providing outstanding exposure for retail, restaurant, or service-oriented users. A prime opportunity for tenants or developers seeking a build-to-suit or land lease location in a high-traffic, growth-oriented market.

- Excellent exposure from interstate and nearby retail activity
- Pylon signage visible from Interstate I-70
- Suitable for retail, quick-service restaurant, or service-based users
- Flexible lease or build-to-suit terms available
- Located in a growing commercial corridor

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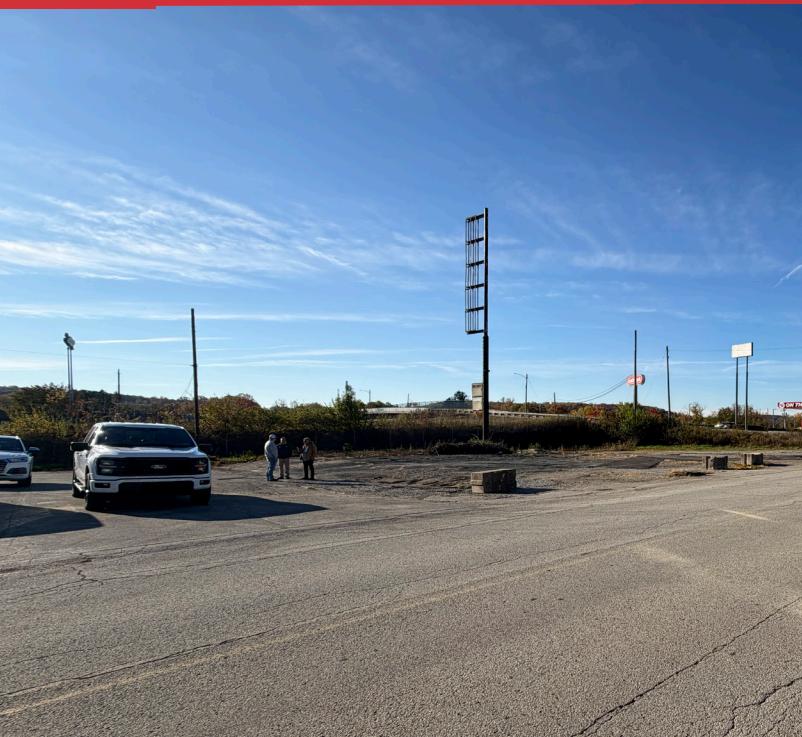
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# Photos & Map

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