

8472 Allentown Pike

Blandon, PA 19510

Building: 8,000 SF / Development: 1.00 AC



Highlights

- 18,564 SF building, renovated in 2004
- Over, 24,000 cars per day on Allentown Pike, US 222
- ± 1-acre pad site possible next to Dollar Tree
- Proposed expansion w/ drive-thru capabilities
- Billboard lease in place for additional income

Demographics



14,282

Population



5,098

Households



\$116,293

Avg Household Income

- Allentown Pike (US 222) Count: - 24,383 A.D.T.



224 St. Charles Way, Suite 290 York, PA 17402
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Questions? Get in touch.



Greg Jones

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Aerial View



8472 Allentown Pike Blandon, PA 19510	1 mi Radius	3 mi Radius	5 mi Radius
Population	4,423	14,282	
Households	1,538	5,098	
Average HH Income	\$106,371	\$116,293	
Total Businesses	158	370	
Total Employees	1,707	5,542	
Population Median Age	37.4	38.9	

5 Mile Information



22,769

Employees



\$76,763

Median Income



1,471

Businesses



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Spaces

- Building Space (± 8K SF Build-to-Suit)
8,000 SF
- Development Space (±1 AC for Development)
1.00 AC



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Demographics

Demographic	1 Mile	3 Miles	5 Miles
Population	4,433	14,282	46,241
Households	1,538	5,098	17,650
Avg Household Income	\$106,371	\$116,293	\$95,507
Daytime Employees	1,707	5,542	22,769
Traffic Count	Allentown Pike (US 222) - 24,383 A.D.T.		



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