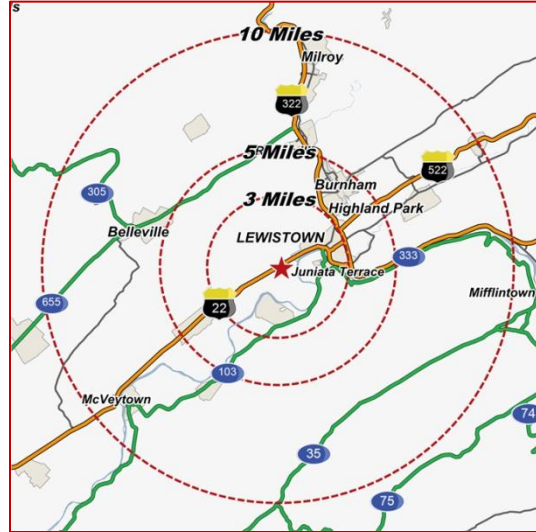


Commercial Real Estate

Lewistown, PA 17044

Granville Township

10410 US Highway 522 South



## VALLEY PLAZA

Total GLA: ± 56,984 SF & Pad Sites



**SPACE AVAILABLE:**

- ± 24,524 SF (132'W x 216'D)
- Pad Site

**2011 DEMOGRAPHICS:**

	3 Mile	5 Mile	10 Mile
Population:	11,214	21,955	41,454
Avg. HH Income:	\$38,294	\$41,222	\$45,868
Daytime Population:	5,498	11,595	16,210

### Valley Plaza

Join the Tractor Supply Company and Sherwin Williams on this redevelopment project, which includes remodeling the façade, upgrading the parking lot, signage, and adding 2 free-standing pad sites along U.S. Route 22/522.

Lease ± 24,524 square feet existing (Landlord can subdivide).

Ground Lease or Build-to suit on available Pad Sites.

Space on new Pylon is available.

\*See reverse side for **Site Plan**

Traffic Count U.S. Route. 22/522:

17,920 vehicles per day



# Valley Plaza

± 24,524 SF (Can be divided)  
Pad Site Available



# LMS

Commercial Real Estate

For additional information, please contact:  
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