

± 2,500 SF

281 HOGAN BOULEVARD

Mill Hall, PA 17751

FOR LEASE



## Overview

**EXCELLENT OPPORTUNITY** to join the main retail pocket in Mill Hall/ Lock Haven, PA. Featuring tremendous visibility off Rt. 150, the available space sits right in front of the regions Walmart Super Center, offering 2,500 SF of retail space adjacent to Advance Auto Parts. Other well-established tenants in this area include Lowes Home Improvement, Weis Markets, Sheetz, Harbor Freight Tools, Dollar Tree, and Tractor Supply. The space is fitted for a variety of uses, including but not limited to retail, medical, and service-oriented users.

*Nearby*

Walmart

weis

LOWE'S

DOLLAR GENERAL

TRACTOR  
SUPPLY CO

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAIL BROKERS  
NETWORK

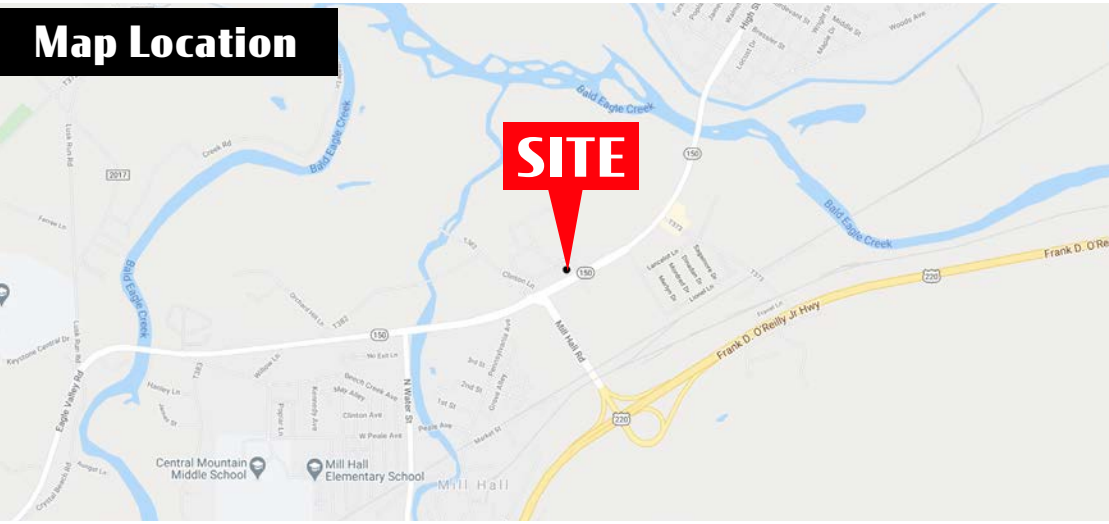


# 281 HOGAN BOULEVARD

Mill Hall, PA 17751

Available For Lease

## Map Location



**LOCATION** - 281 Hogan Blvd, Mill Hall, PA 17751 has signalized access and excellent visibility from Route 150 (15,000 VPD) with convenient proximity to Route 220 (21,000 VPD) and I-80 (23,000 VPD). The space sits along the main retail thoroughfare of the market and positioned by the entrance of Walmart Supercenter. The trade area extends over 5 miles into the college town of Lock Haven attended by 2,748 students with great access to nearby major roadways, allowing the site to pull from multiple markets.

**TRADE AREA** - Adding to the stability of the center, the site shows a 20 minute drive time demographic of over 38,077 people with household incomes more than \$66,095 and daytime demographics equally as strong with 11,382. The demographics within a 5 mile radius include 20,671 people in 8,213 homes, a labor force of 7,492 with an average household income of \$64,107. The area has seen a growth of 0.5% since 2010 with over 73 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	15,701	20,640	24,977
TOTAL EMPLOYEES	13,303	17,357	20,994
AVERAGE HH	\$58,973	\$64,053	\$64,841
TOTAL HOUSEHOLDS	6,163	8,200	9,938
TRAFFIC COUNTS: RT 220 - 21,000 VPD RT 150 - 15,000 VPD			

## Available Space



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAIL BROKERS  
NETWORK

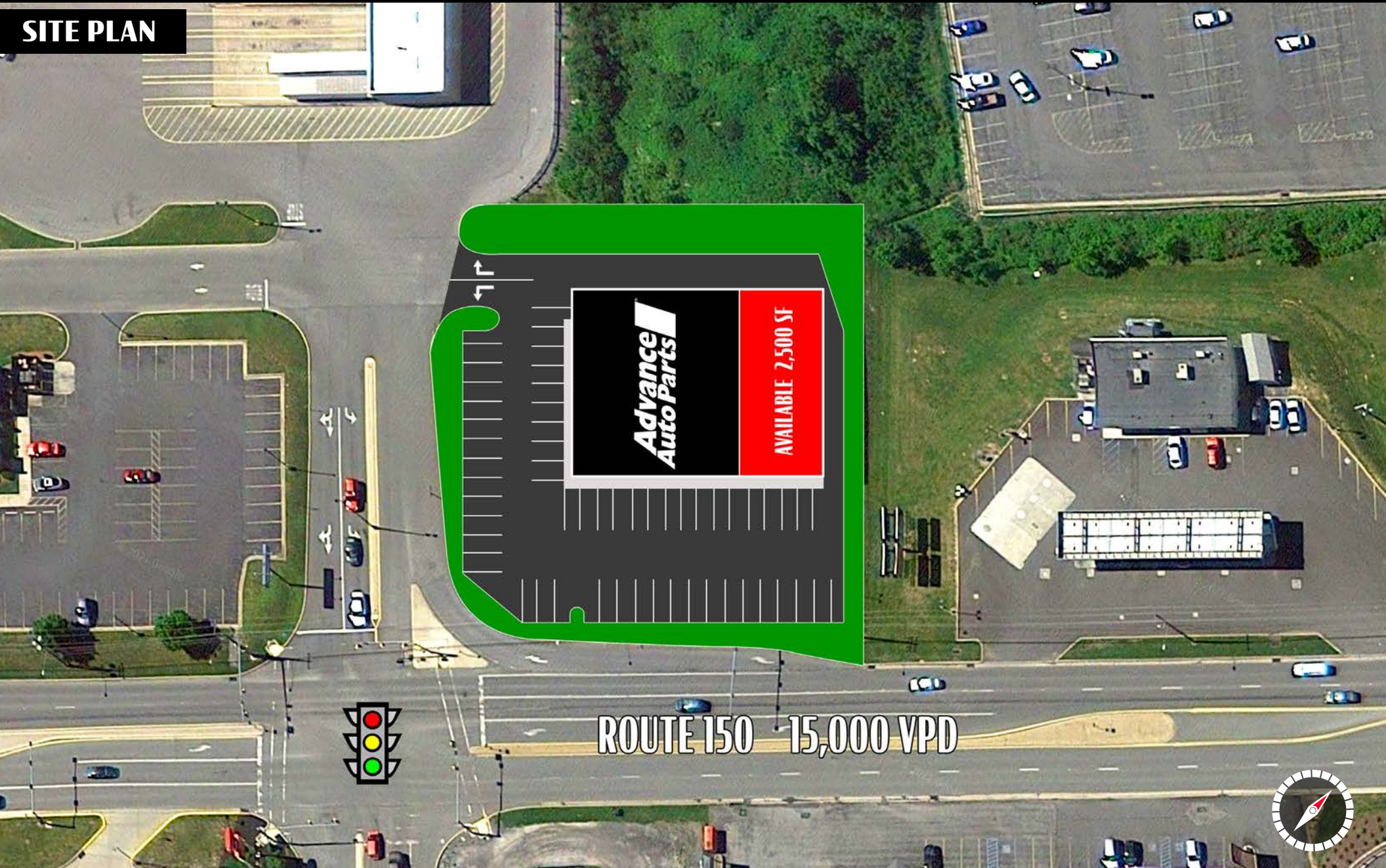


# 281 HOGAN BOULEVARD

Mill Hall, PA 17751

Available For Lease

## SITE PLAN



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAIL BROKERS  
NETWORK

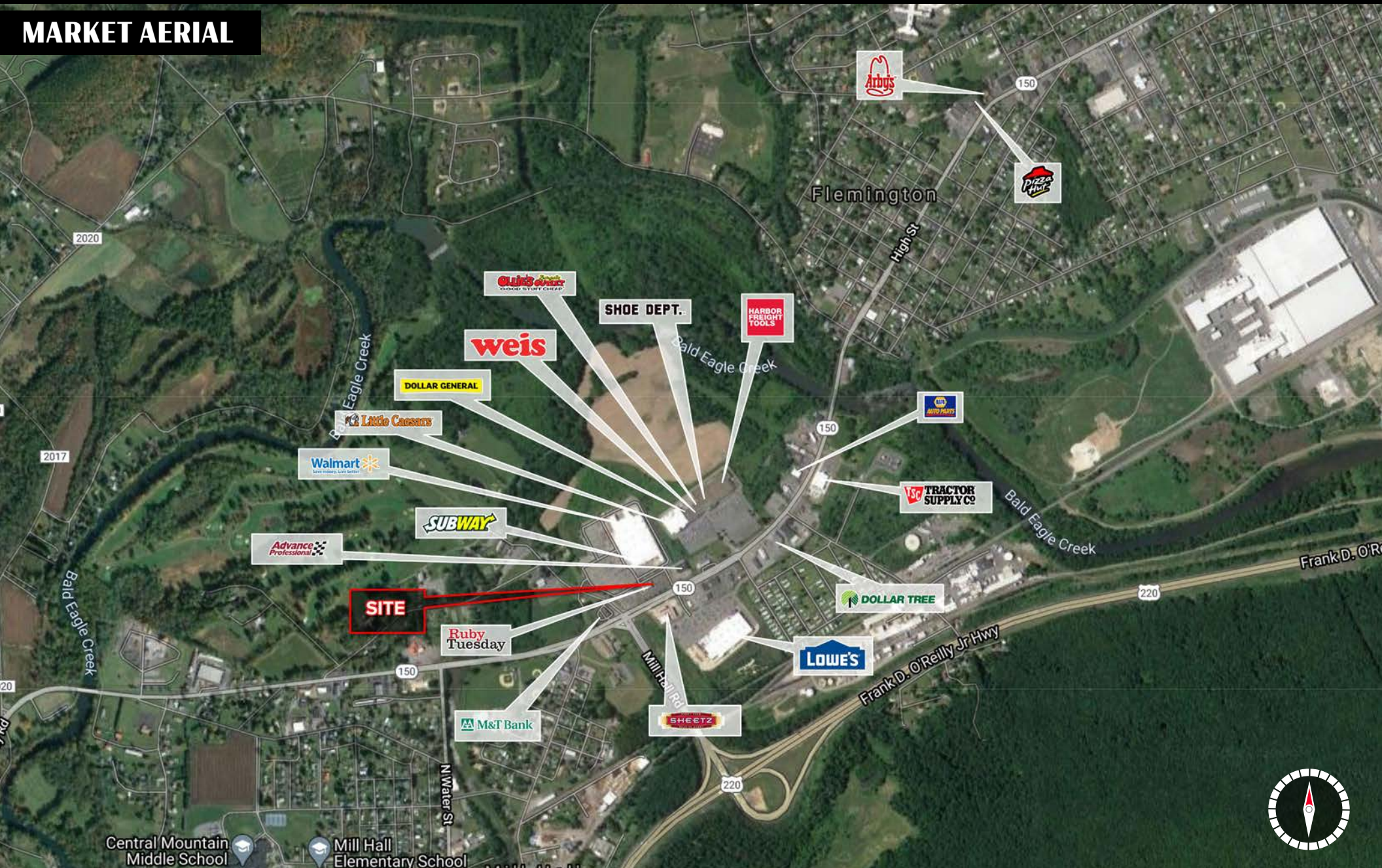


# 281 HOGAN BOULEVARD

Mill Hall, PA 17751

Available For Lease

## MARKET AERIAL



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS  
RETAIL

ACTIVE MEMBER OF:  
RETAIL BROKERS  
NETWORK