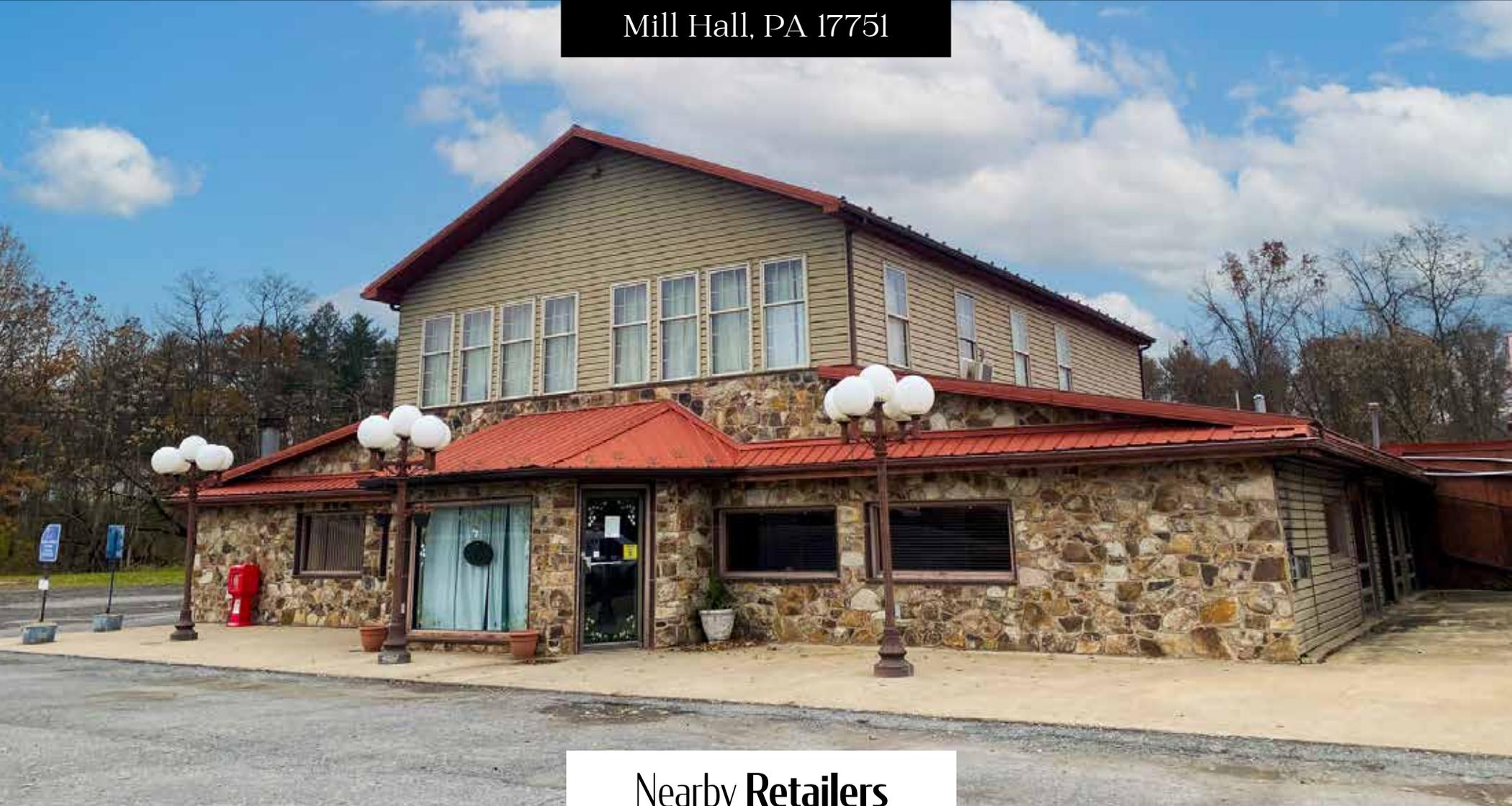


For **Sale**

# 3169-3175 Eagle Valley Rd

**±8.18 AC**

Mill Hall, PA 17751



## Nearby Retailers



Kandy Weader  
Office: 717.843.5555 | Cell: 814-574-5570 | [kweader@bennettwilliams.com](mailto:kweader@bennettwilliams.com)  
Retail Brokerage. **Redefined.**

**Bennett WILLIAMS**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

# 3169–3175 Eagle Valley Rd

## Mill Hall, PA 17751



For **Red**  
±8.18 AC

### Property Overview

The property at **3169–3175 Eagle Valley Road** is an 8.18 acre lot in Mill Hall's shopping district with multiple sale and lease options. On 4.23 acres of the lot, is a multi-tenant building for sale that consists of a vacant restaurant at 5,555 SF, a vacant 2nd floor office/apartment at 2,000 SF, and a commercial tenant at 2,016 SF. A neighboring vacant lot of 3.95 acres is also for sale, which has a billboard lease currently on the parcel for additional income.

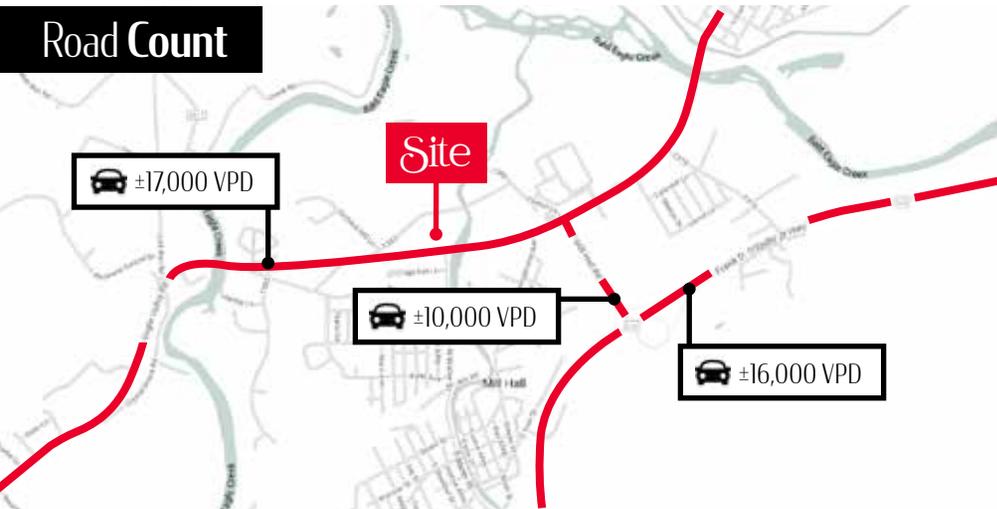
There is approximately 7,555 SF available for lease whether you are a restaurant, office, or retail user looking for 2,000-7,555 SF.

Redevelopment of the entire 8 acres is another option for this unique property with plenty of buildable SF along Big Fishing Creek, adjoining a park, and across the street from Clinton County Country Club. The lot is flat and mostly cleared with utilities. Electric and public sewer are on the site with public water being proximal on Eagle Valley Road.

### Site Map



### Road Count



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,167	19,838	31,138
TOTAL EMPLOYEES	1,624	7,514	8,686
AVERAGE HHI	\$55,715	\$ 51,749	\$55,793
TOTAL HOUSEHOLDS	923	8,082	12,571

**TRAFFIC COUNTS: Eagle Valley Road ± 17,000 VPD**

# 3169-3175 Eagle Valley Rd

Mill Hall, PA 17751



For **Red** Sale  
±8.18 AC

## Location Overview

The property is just off Rt 220 on Eagle Valley Road west of Mill Hall's shopping district and only 0.7 miles from the Walmart SuperCenter and 2 miles from Central Mountain High School. The land is on the T-intersection of Eagle Valley Rd & Water St, which is the primary thoroughway into the town of Mill Hall. The parcel has creek frontage on the beautiful Big Fishing Creek and adjoins Bald Eagle Township Park in the rear. The western rear side of the lot is an egress onto Country Club Lane with the Clinton County Country Club across the street. The property contains a small amount of floodway, with the majority of the lot being in the AE flood zone with plenty of buildable square feet like most of the surrounding commercial land.



## Market Overview



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## INVESTMENT ADVISOR

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## OUR LOCATIONS

### YORK OFFICE

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### EXTON OFFICE

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

## CONTACT US

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bennettwilliams.com

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.