

For **Sale**
or **Lease**

7133 Nittany Valley Drive

± 8,500 SF

Mill Hall, PA 17751



Nearby Retailers



DOLLAR GENERAL

SUBWAY

CINNABON

Walmart

LOWE'S

SHEETZ

Kandy Weader
Office: 717.843.5555 | Cell: 814.574.5570 | kweader@bennettwilliams.com
Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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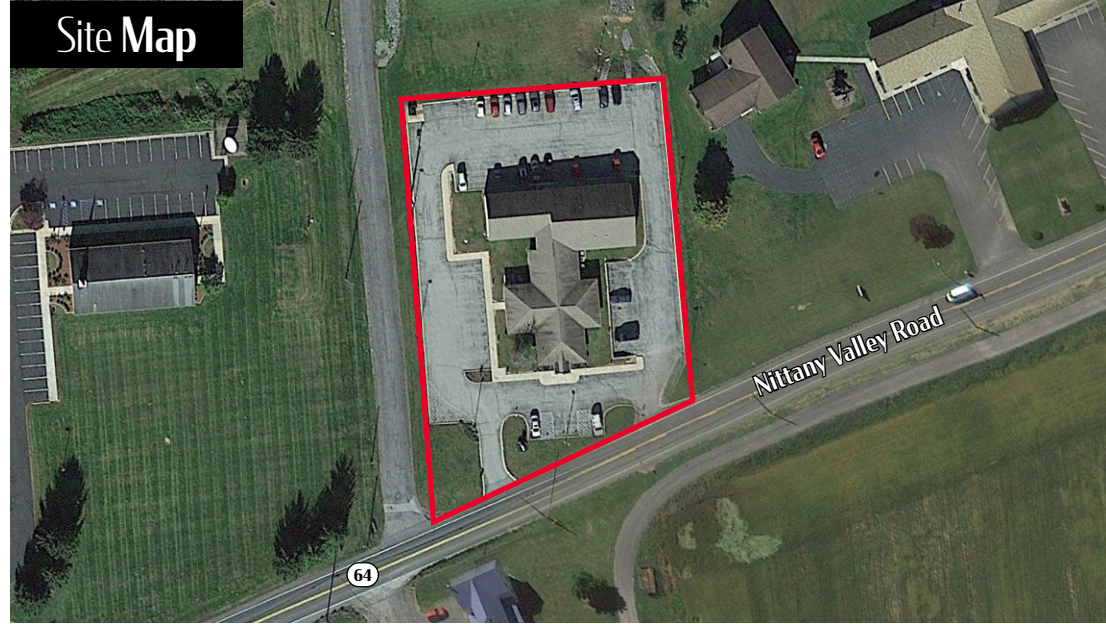


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Property Overview

7133 Nittany Valley Drive was previously a medical office with approximately 8,500 SF, which sits on 1.45 acres of land that has been improved with public water/sewer and electric. There is parking for approximately 45 plus vehicles. This building contains an entry, waiting room, reception area, multiple exam rooms, lunchroom, procedure room, practitioner offices, baths and other support rooms. The building is in good condition and ready for occupancy. The property could be a physician's office or easily converted into another office use with its mix of individual offices and open areas. Many of the offices have a nice view of the mountains and neighboring farmland. It's truly a rare property for this area.

Site Map



Location Overview

The property is located in Lamar Township, Clinton County. It sits halfway between I-80 and Rt 220 along Nittany Valley Drive in an area that contains a mixture of single-family dwellings, farms and commercial uses. This property is located in a General Commercial Zoned District.

DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

TOTAL POPULATION

284

12,372

32,754

TOTAL EMPLOYEES

111

4,295

8,914

AVERAGE HHI

\$64,805

\$54,252

\$55,612

TOTAL HOUSEHOLDS

114

5,099

12,942

TRAFFIC COUNTS: Nittany Valley Drive ± 9,000 VPD

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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.

LISTING AGENT

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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

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Suite 409, Exton, PA 19341

NEW JERSEY OFFICE

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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