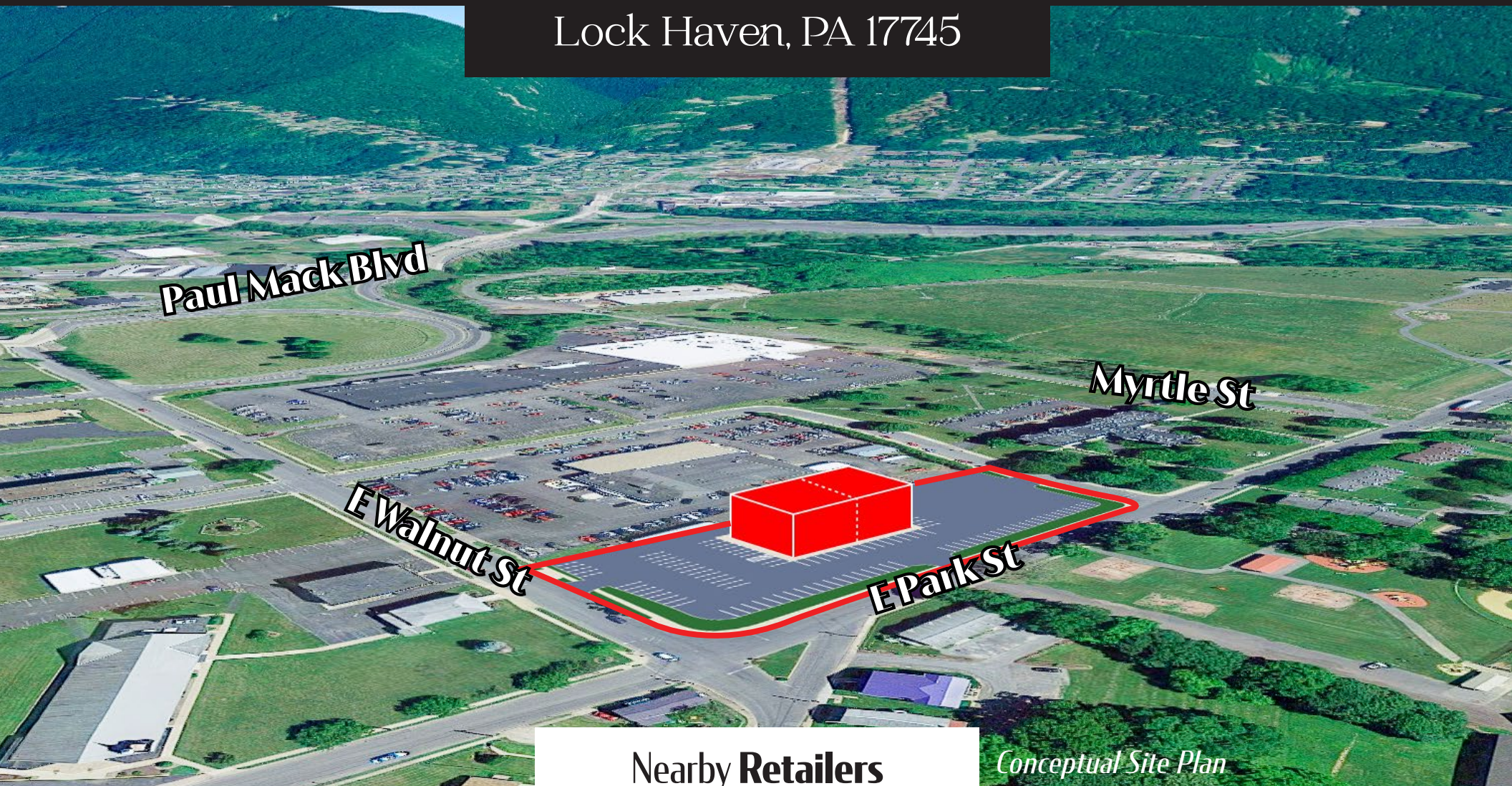


Ground **Lease**

2 E Walnut St

±1-2.09 AC

Lock Haven, PA 17745



Nearby **Retailers**

Conceptual Site Plan



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Best Western®
Hotels & Resorts



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2 E Walnut St

Lock Haven, PA 17745



Ground **Lease**
± 1-2.09 AC

Property Overview

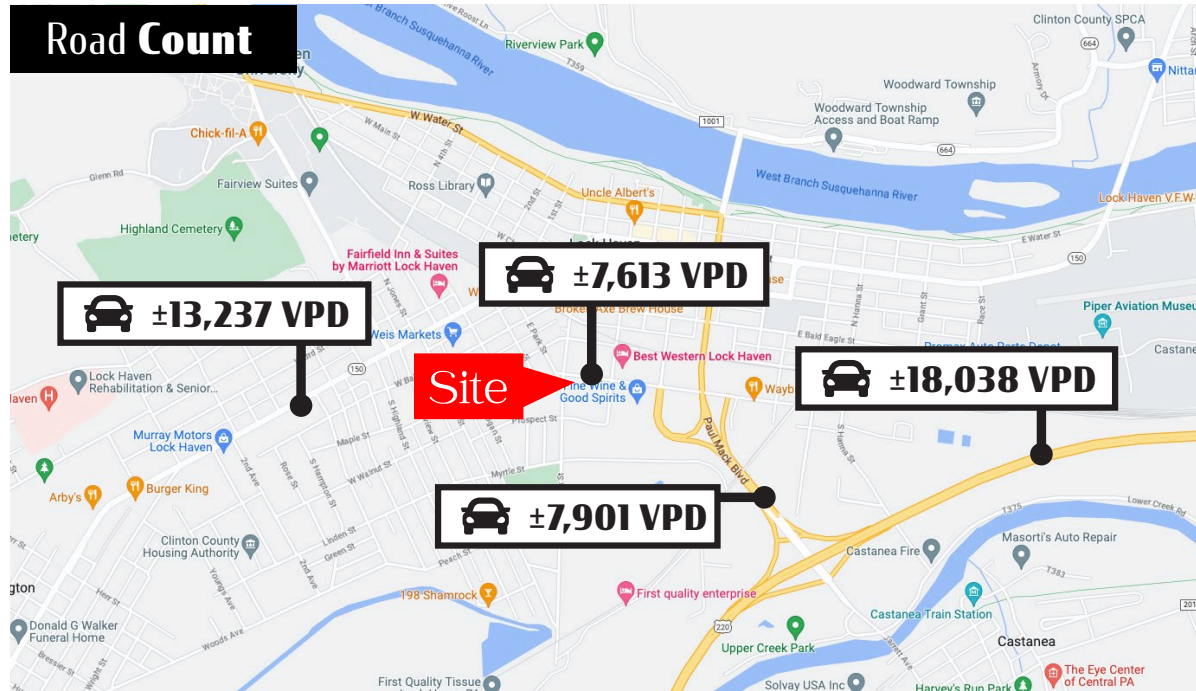
Ground lease, zoned commercial, on 1-2 acres of prime land just off Rt 220 on the Lock Haven exit. Pad is ready for development with water, sewer, gas, and 3-phase electric on the site. Perfect site for a quick-service restaurant, retail, bank, or convenience store. This site is approved for a 10,000 SF building.

Location Overview

Lock Haven is the county seat of Clinton County and has 37,450 residents. It is located on the West Branch of the Susquehanna River in the scenic mountains just off I-80. It's a historic town nestled between State College and Williamsport, only 30 minutes either way. Lock Haven is the home of Lock Haven University, which has 2,229 students and 442 full-time employees. Lock Haven & Mill Hall operate as the economic centers for the northern tier.

Trade Area

Just off the Rt 220 exit of Lock Haven. Right off the exit are traffic counts of 7,901 VPD, and 7,613 VPD on the corner of Park & Walnut Street. It neighbors the Best Western, Save a Lot, Wine & Spirits, Good Will, a Chevy & Buick dealer is steps away from Hoberman Park, Taggart Park, and Lock Haven Skatepark. It is on the major thoroughway to First Quality Products, which is the largest employer in Clinton County.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,597	17,563	21,926
AVERAGE HHI	\$38,573	\$52,198	\$57,082
TOTAL HOUSEHOLDS	3,209	6,543	8,123
TRAFFIC COUNTS: Paul Mark Blvd ± 7,901 VPD			



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COMMERCIAL BROKERAGE. *Redefined.*

2 E Walnut St
Lock Haven, PA 17745

Ground **Lease**
±1-2.09 AC

Conceptual **Site Plan**



±10,000 SF
Can be demised into Two ±5,000 SF Spaces



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Ground **Lease**
± 1-2.09 AC

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.

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