

For **Sale**

6324 Rt 15

6.23 AC

Conceptual Rendering Depicted in Photo

Montgomery, PA 17752



15 ±11,000 VPD

Property Overview

Join the other recent developments along Route 15 between Allenwood and Williamsport by developing this 6-acre lot neighboring White Deer Golf course in Montgomery, PA. The commercial lot is slightly sloping and has about 20,000 buildable square feet available. Although, the lot is in the flood zone, the high point in the center can easily be built up to accommodate a +/- 100 x 200 ft building. Electric and public sewer onsite with public water proximal to the site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	36,948	77,336	90,494
TOTAL EMPLOYEES	11,042	31,320	38,408
AVERAGE HHI	\$39,540	\$59,055	\$64,699
TOTAL HOUSEHOLDS	10,208	27,907	33,298
TRAFFIC COUNTS: Rt 15 - ± 10,000 VPD			

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Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
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6324 Rt 15
Mentgemery, PA 17752

For Sale
6.23 AC

Conceptual Site Plan

15 ±11,000 VPD



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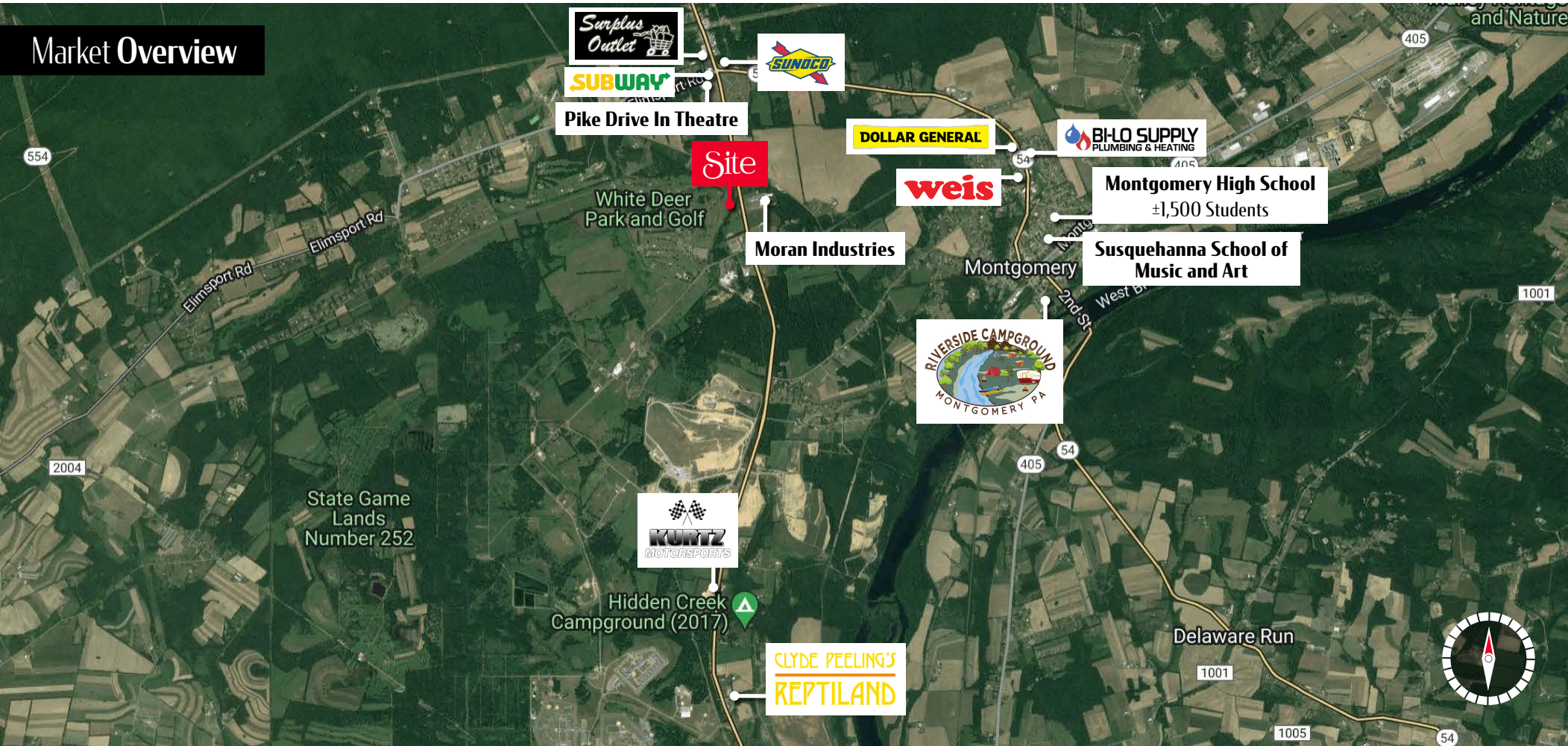
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Location Overview

The property is located on the southern end of Lycoming County along Rt 15, which is the major mode of transportation from Harrisburg, PA to the NY State line through Selinsgrove, Lewisburg, and Williamsport. The property is only 4 miles from the Allenwood Federal Prison, which is one of the largest employers in the region, 7 miles from Williamsport, 5 miles from Allenwood, and 16 miles from Lewisburg.



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

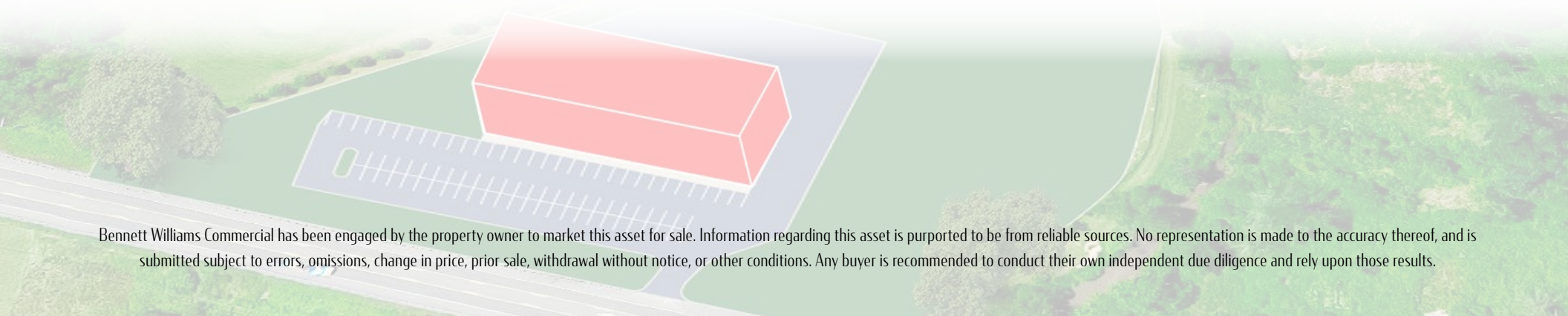
NEW JERSEY OFFICE

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CONTACT US

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An aerial photograph of a commercial property, likely a retail or office building, with a large parking lot. A 3D model of a red building is overlaid on the image, showing its position relative to the parking lot and surrounding area. The background shows green trees and a road.

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.