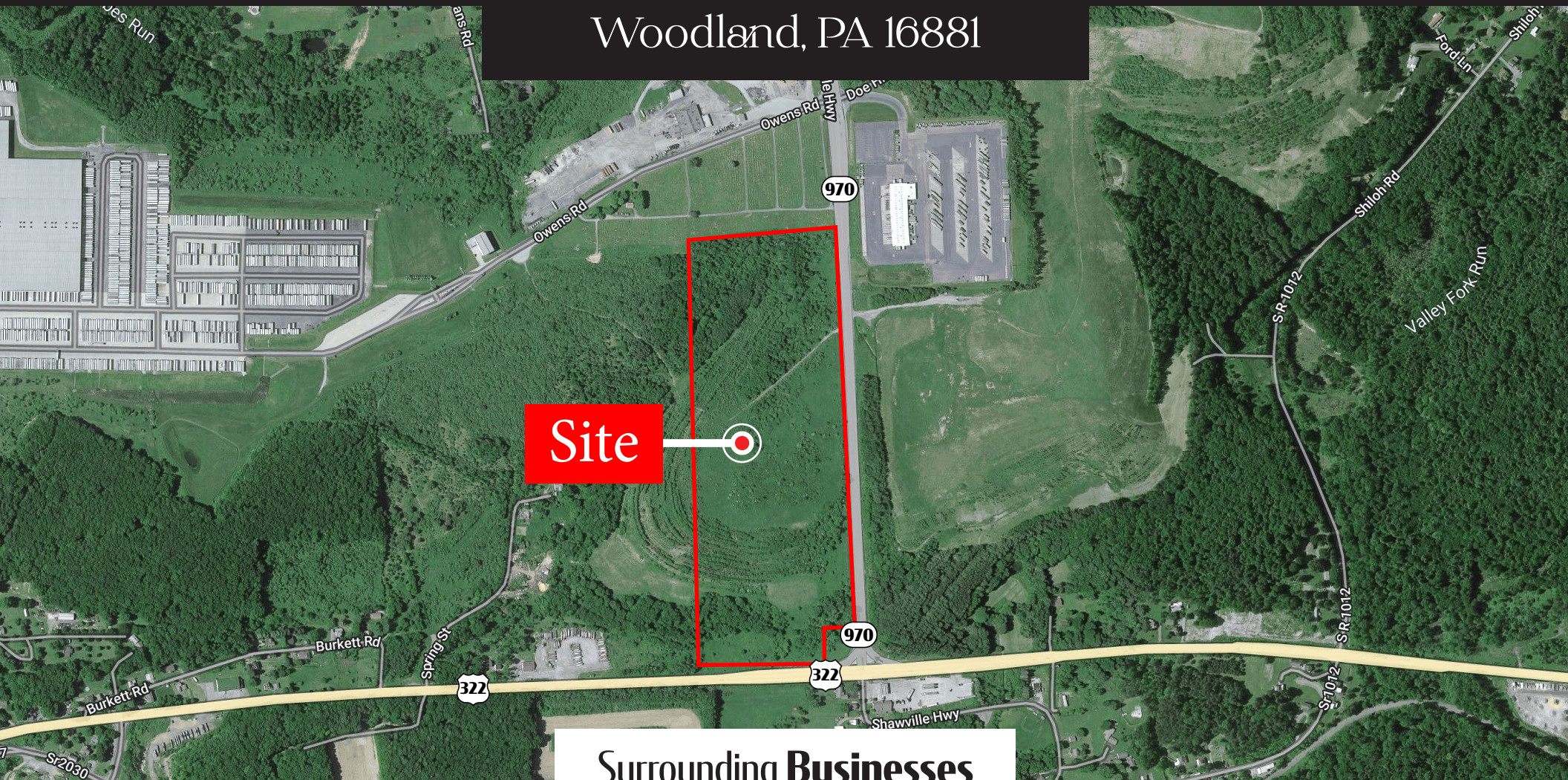


For **Sale**

US 322 & PA 970

**±38.3 AC
Land**

Woodland, PA 16881



Surrounding Businesses



DOLLAR GENERAL



Kandy Weader

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ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

US 322 & PA 970

Woodland, PA 16881



For Sale
± 38.3 AC

Property Highlights

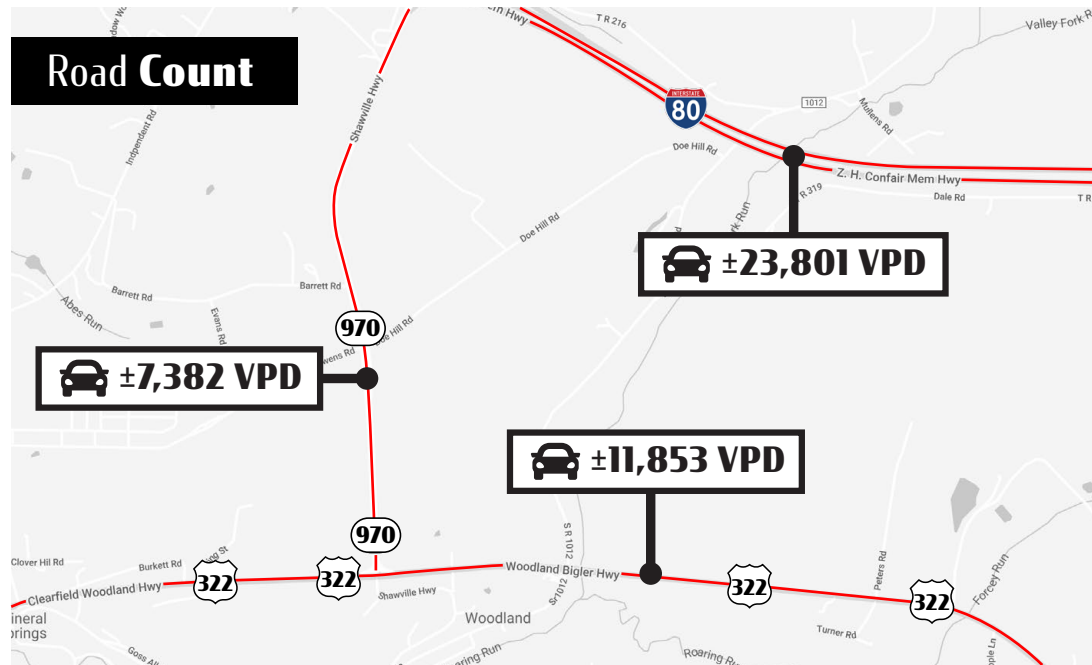
- 38 acres off I-80
- 2 buildable areas at 8.1 & 5.5 acres
- Mostly rolling, rectangle lot
- On the signalized corner of US 322 & PA 970
- Between Philipsburg and Clearfield
- Across the street from convenience store and neighbors Wal-Mart Distribution Center

Location Overview

The lot is in Woodland, Bradford Township, Clearfield, PA between Philipsburg and Clearfield on the south side of I-80. The parcel is on the busy intersection of US 322 with 11,853 VPD and PA 970 with 7,382 VPD.

Project Overview

Development opportunity on 38.03 acres just off exit 123 of I-80 in Woodland, PA near Clearfield. There are 2 distinct buildable areas (8.1 & 5.5 acres) on the large lot. The mostly rolling, rectangular parcel is on the signalized corner of US 322 and PA 970, which is across the street from Gio's Convenience Store, neighbors the Wal-Mart Distribution Center, and down the road from the PA State Police Barracks. The parcel is not zoned, and it would be a good location for a convenience store, retail store, bank, fast food restaurant, office, or warehouse.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,667	9,954	35,012
TOTAL EMPLOYEES	2,233	8,358	29,627
AVERAGE HHI	\$73,109	\$56,947	\$68,353
TOTAL HOUSEHOLDS	1,059	4,196	14,441
TRAFFIC COUNTS: PA 970 ± 7,382 VPD US 322 ± 11,853 VPD			



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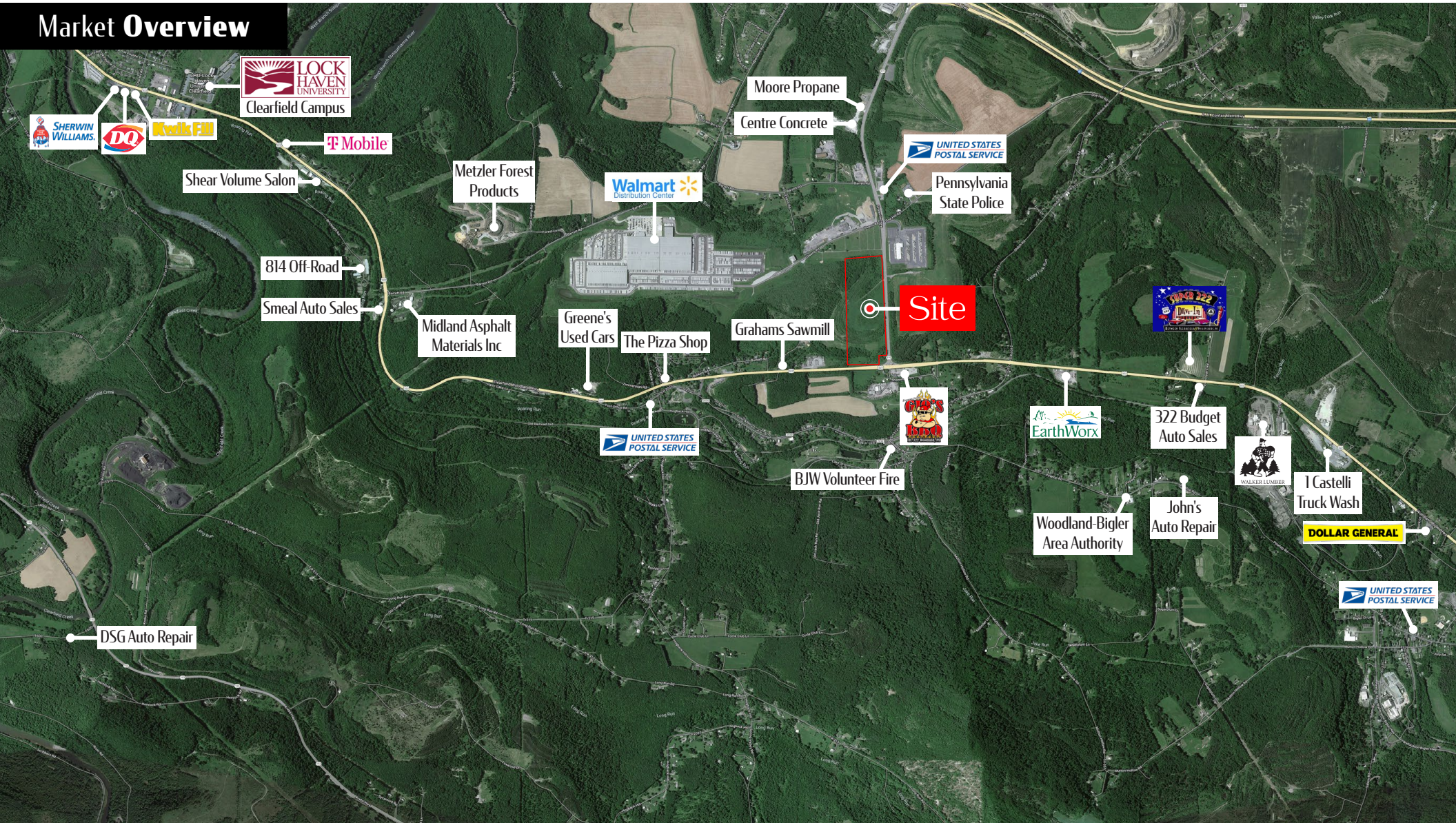
US 322 & PA 970

Woodland, PA 16881



For **Sale**
± 38.3 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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