

≡ **1025 N Loyalsock Ave**
Montoursville, PA | 17754

For Lease



Property Overview

Available
±5,000 SF

5,000 SF inline space available on the pad of the Walmart in Montoursville, PA. Nice looking center with Verizon and Gamestop. Other tenants in the center include a nail salon and Sam's Place Tobacco. Very clean space that owner would consider subdividing. Good location for retail, medical, and restaurant.

Surrounding Retailers

Walmart  **LOWE'S**
weis 
FINE WINE & GOOD SPIRITS **DOLLAR GENERAL**

BW COMMERCIAL Blake Gross | Dave Nicholson
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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Location

The property is a retail strip center located on the outparcel of the Walmart. It has access to a traffic light and great visibility from N Loyalsock Ave. It's directly off of the Montoursville exit of I-180 less than 10 minutes from downtown Williamsport. I-180 is a main highway connecting Lock Haven, Williamsport, Muncy, Lewisburg, and Sunbury. Other retailers in the immediate area include Weis Markets, Lowe's, Wendy's, Advance Auto Parts, Dollar General, CosmoProf, and PA Wine and Spirits.

Trade Area

Montoursville is a growing community that is part of the Williamsport trade area. It is centrally located in the market about 10 minutes east of downtown Williamsport. The Walmart and Lowe's service the entire Williamsport market and bring in customers from 10 to 15 miles away. There are approximately 87,677 people that live within 10 miles away with an average household income of \$84,349.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	13,628	32,590	60,641
TOTAL EMPLOYEES	7,635	19,888	30,749
AVERAGE HHI	\$101,798	\$90,988	\$83,667
TOTAL HOUSEHOLDS	5,991	13,945	24,815

TRAFFIC COUNTS: N Loyalsock Ave ± 15,000 VPD



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SURROUNDING MARKET



weis
Annual Visits: 528.7K
30/115 State Ranking

FINE WINE & GOOD SPIRITS

Walmart
Annual Visits: 2.1M
53/132 State Ranking



±36,000 VPD

Wendy's
Annual Visits: 128.5K

±5,000 SF

SUBWAY

±15,000 VPD

N Loyalsock Ave

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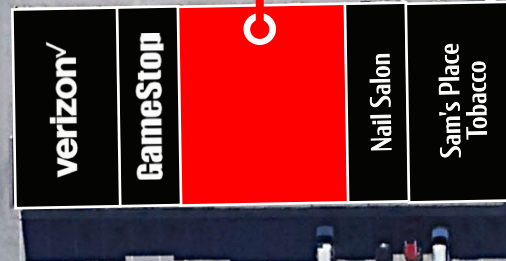
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SITE PLAN

N Loyalsock Ave - ±15,000 VPD

±5,000 SF

±7,000 VPD



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Map

MARKET AERIAL



Loyal Plaza

- GIANT
- crumbl cookies
- HOBBY LOBBY
- Advance Auto Parts
- verizon
- RED LOBSTER
- planet fitness
- FINE WINE & GOOD SPIRITS
- Staples

Site

Walmart

Faxon Corner

- Hampton Inn
- WILD WINGS
- FIVE GUYS
- AT&T
- Q DO BA
- weis

Lowe's weis

Wendy's

DOLLAR GENERAL Advance Auto Parts

Lycoming Mall

- Burlington
- DICK'S SPORTING GOODS
- rue21
- BAM! BOOKS-A-MILLION
- OLD NAVY
- KAY JEWELERS

- LYCOMING COLLEGE -1096 Students
- AMC THEATRES
- Panera BREAD
- Starbucks
- planet fitness
- Arby's
- weis

Denny's

McDonald's

Olive Garden

Ruby Tuesday

FRIDAYS

ALDI

SUBARU

VW

FedEx

BEST BUY

BIG LOTS!

KOHL'S

Wegmans

TJ Maxx Plaza

- TJ-maxx
- HomeGoods
- Party City
- PETSMART
- JOANN
- Little Caesars
- MOE'S
- Miracle-Ear
- GNC LIVE WELL

IPT Williamsport REGIONAL AIRPORT

SUPER SHOES

Lycoming Crossing

- REGAL
- TRACTOR SUPPLY CO.
- sam's club
- target
- BED BATH & BEYOND
- five BELOW
- GAP
- Michael's
- AspenDental
- ULTA
- BURGER KING
- petco

REGAL

TRACTOR SUPPLY CO.

sam's club



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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