

# Lycoming Mall Circle

MUNCY, PA | 17756

1-5 AC LAND  
GROUND LEASE

Site

Surrounding Retail



OLD NAVY



REGAL



Bath & Body Works



Kandy Weader

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## Property Description

The 1-5-acre lot on Lycoming Mall Circle looks onto S Lycoming Mall Road and offers an intriguing opportunity to join the retail corridor in Muncy, PA, just off Interstate 180 from the Lycoming Mall Road exit. The site is directly across from a new Starbucks which sits in front of Lycoming Crossing Shopping Center, next to Hoopla's Family Fun and Longshots Grill, and adjacent to the new EuroOptic sporting goods store. The lot is ideal for development since the Lycoming Mall is now aimed for an exciting redevelopment and Lycoming Crossings is fully occupied. Lycoming Crossing and the nearby surrounding area is now the preferred retail corridor in Lycoming County. The land is surrounded by a range of national retailers including Regal Theatres, Target, Ulta, Dicks Sporting Goods, Bath & Body Works, Old Navy, Burger King, Cracker Barrel, McDonald's, Ollies, Sams Club, and many more. This site would be an excellent fit for, but not limited to, a fast casual or retail user. Don't miss an exciting opportunity to join the retail market in Lycoming County today.



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## Property Highlights

- Across from Lycoming Crossing Shopping Center
- Convenient proximity to Interstate 180 ( $\pm 28,100$  VPD)
- Preferred retail corridor for Lycoming County
- 1-5 acres



## Location Description

The property is in the main retail corridor for Lycoming County, PA just off Interstate 180 ( $\pm 28,100$  VPD) allowing for convenient proximity to the interstate. There is great visibility from Lycoming Mall Drive ( $\pm 8,600$  VPD), which extends through Montoursville before joining with Rt 220, a major throughfare to Pittsburgh. Lycoming County is home to the Little League World Series as well as Lycoming College and Pennsylvania College of Technology. The LLWS has had over 40,000 attendees while Lycoming and Penn College are home to over 6,000 students combined.

## Trade Area Description

There are 113,605 people in 47,022 homes with a median household income of \$60,494 in Lycoming County. Pennsylvania College of Technology is one of the largest employers in the area.

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	18,407	183,633	116,620
TOTAL EMPLOYEES	12,312	39,724	55,902
AVERAGE HHI	\$71,295	\$75,243	\$74,553
TOTAL HOUSEHOLDS	7,216	28,717	46,379
TRAFFIC COUNTS: <b>Lycoming Mall Drive</b> $\pm 8,600$ VPD			



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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 AGENTS:

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