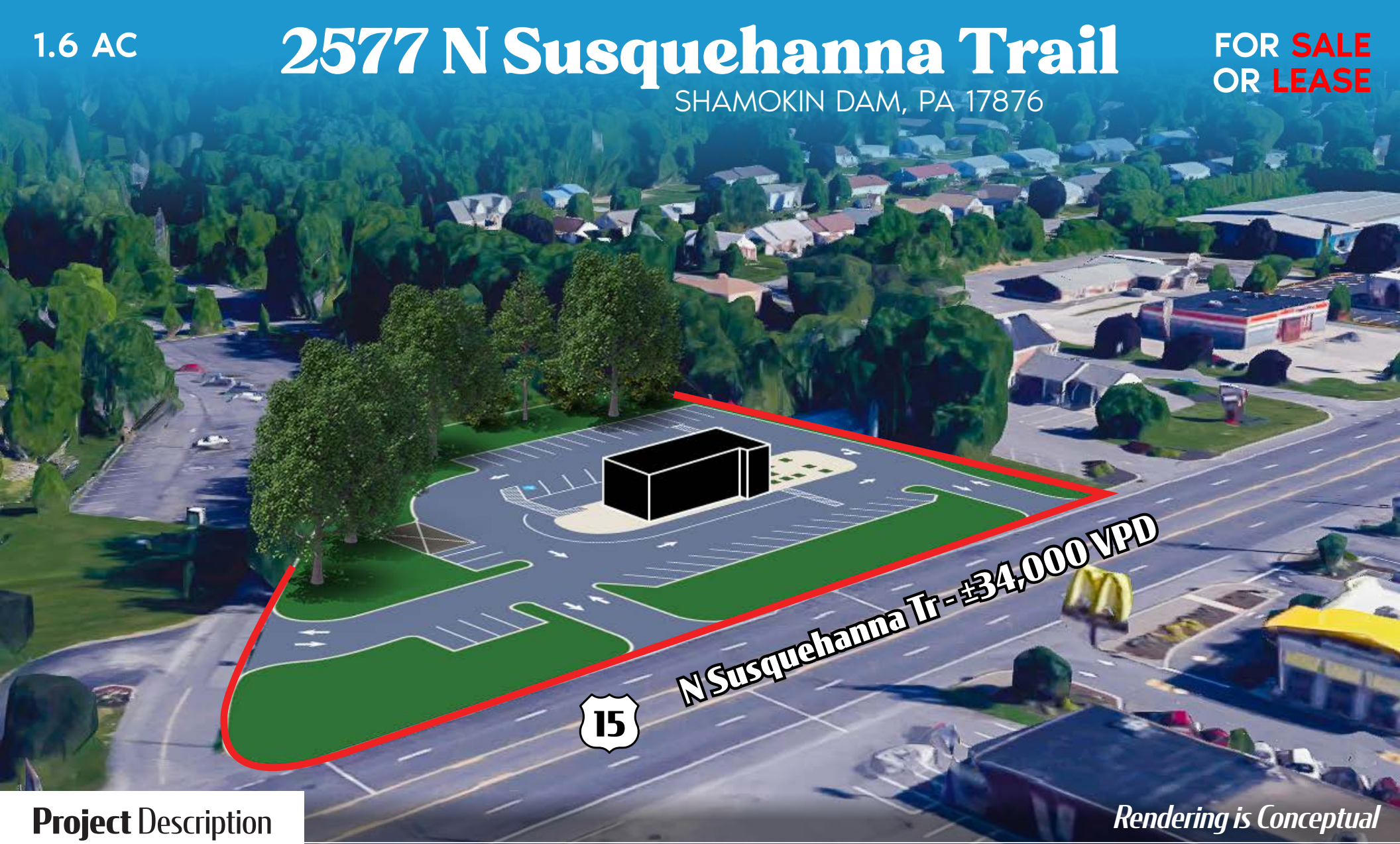


1.6 AC

2577 N Susquehanna Trail

SHAMOKIN DAM, PA 17876

FOR SALE
OR LEASE



Project Description

The parcel at 2577 N Susquehanna Trail is a prime 1.6 acre lot for sale/lease directly across from McDonald's on what is known as the "Selinsgrove Strip" and serves as the main retail market in the Selinsgrove/Shamokin Dam area. It is ideally positioned on the market's corridor, only two minutes from Monroe Marketplace and surrounded by other national retailers such as Walmart, Texas Roadhouse, Lowes, Target, Auto zone, Dollar General, Red Robin, along with many more. The site is an excellent fit for, but not limited to, a fast casual, bank, car wash, office, medical, and much more.



Kandy Weader

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

2577 N Susquehanna Trail

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FOR SALE OR LEASE

1.6 AC

Property Highlights

- Large 1.6 acre lot
- Directly across from McDonald's
- 2 access points from Rt 11 & 15
- ±34,000 VPD
- Located on main retail strip in Snyder County
- Only .8 miles from new Rt 147 & 15 JCT, which is currently under construction

Location Overview

The property is located only 4 miles from Susquehanna University, which is home to over 2,000 students. Susquehanna Trail (US 15) has a traffic count of ±34,000 VPD and extends South through Harrisburg to Gettysburg as well as North through Williamsport to New York state. The lot is ideally located only .8 miles from the new Rt 147 & Rt 15 JCT, which is currently under construction.

Trade Area Description

Snyder County, PA has a population of 39,877 people in 16,018 homes with a median household income of \$62,951. The property is only 2 minutes from Monroe Marketplace, which generates ±344k visits per month. Along with Susquehanna University, Bucknell University is only 9 miles away and is home to over 3,700 hundred students. The universities' location off of Rt. 15 attracts a large demographic of students to the Selingsgrove/ Shamokin Dam trade area.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	21,912	39,975	72,128
TOTAL EMPLOYEES	11,710	24,069	36,047
AVERAGE HHI	\$85,828	\$86,591	\$74,300
TOTAL HOUSEHOLDS	9,464	17,298	30,984

TRAFFIC COUNTS:
N Susquehanna Tr (Rt 15) ±34,000 VPD



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Rendering is Conceptual

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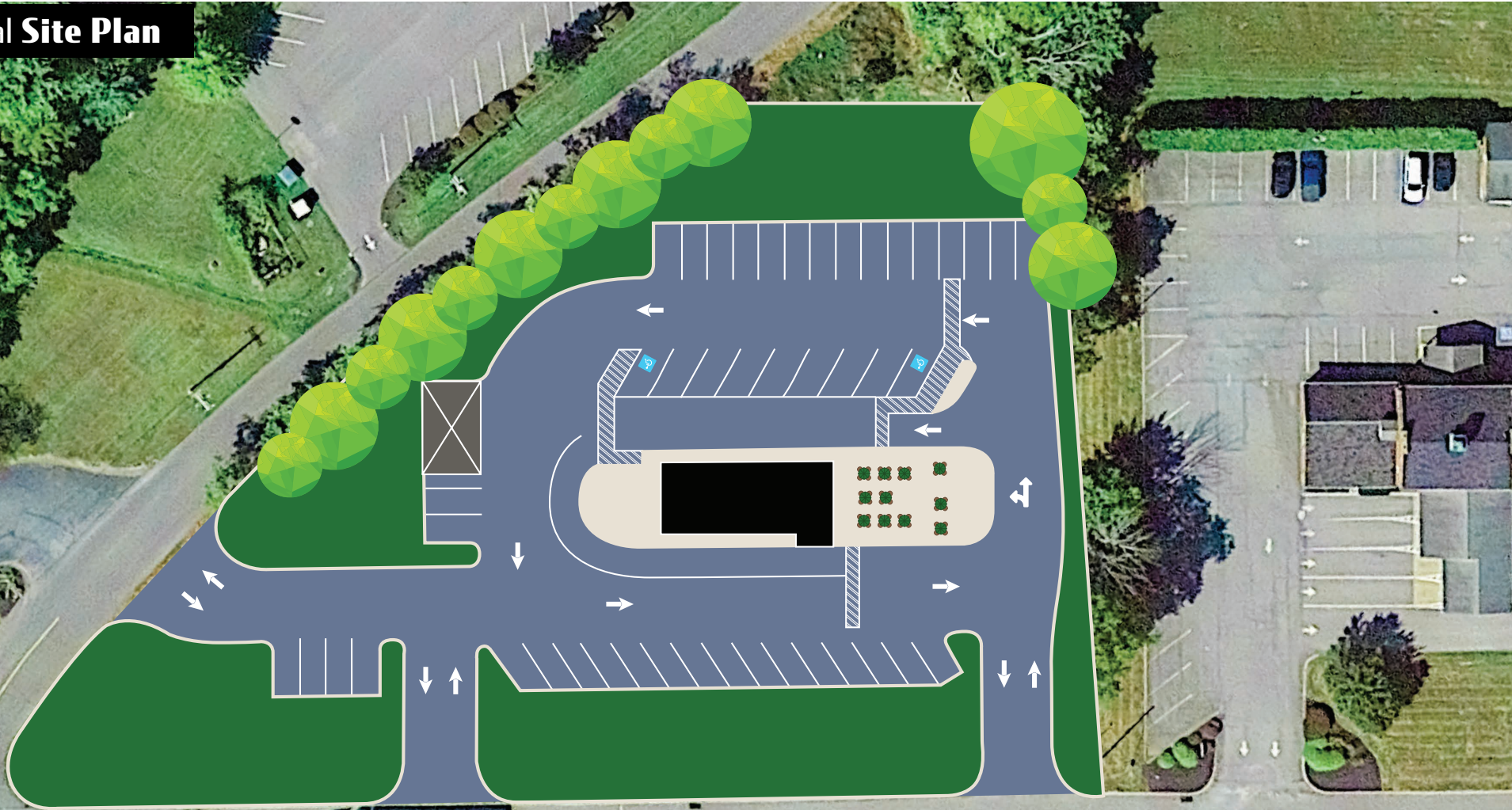
2577 N Susquehanna Trail

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1.6 AC

Conceptual Site Plan



N Susquehanna Tr - ±34,000 VPD



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COMMERCIAL BROKERAGE. *Redefined.*

2577 N Susquehanna Trail

SHAMOKIN DAM, PA 17876

FOR SALE OR LEASE

1.6 AC

Market Overview

Susquehanna
UNIVERSITY
±2,000 Students

weis

Susquehanna Valley Mall

Boscov's **HOBBY LOBBY** **AMC THEATRES**
JOANN **GameStop** **f.y.e.**
Denny's **Applebee's GRILL + BAR** **AT&T**

Monroe Marketplace

EVERY SEASON STARTS AT **DICK'S SPORTING GOODS** **GIANT KOHL'S**
BEST BUY **T.J. MAXX** **ULTA BEAUTY**
ROSS DRESS FOR LESS **Michael's** **FIVE BELOW**
Starbucks **PETSMART** **SALLY BEAUTY SUPPLY**
Red Robin GOURMET BURGERS AND BEWS **LONGHORN STEAKHOUSE**



SHEETZ

Walmart

LOWE'S

DQ

DUNKIN'

Site

Panera BREAD

TEXAS WALKERS

MOD

McDonald's

Arby's

CommunityAid
NEIGHBORS HELPING NEIGHBORS

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



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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:

Kandy Weader

kweader@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

CONTACT US

717.843.5555
www.bennettwilliams.com

