

# 635 N LOYALSOCK AVE

— MONTOURSVILLE, PA | 17754 —



## NEARBY RETAILERS



FINE WINE &  
GOOD SPIRITS

± 3,200 - 9,000 SF  
FOR LEASE



Kandy Weader | Luke Higgins

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY DESCRIPTION

State-of-the-art retail or office space at 635 N Loyalsock Ave, Montoursville, PA. Bring your business to a new, first-floor, retail space, enjoy the beautiful, 2nd-floor office space, or be creative with the below-grade retail/office space.

The original EuroOptics building is on a prime, hard corner neighboring Weis, Lowes, and Walmart. It is an eye-catching 2-story, Class A building, with many green initiatives taken into consideration when designing this exceptional building. Newly constructed in 2017, the first-floor retail space is a good opportunity to serve as the landmark for your business and give customers a great first impression. There are two retail spaces to choose from, with a common area between. The office space on the second floor is currently a warm, lit shell, but it can be built to suit your needs. The common area on the 2nd floor is shared with LIVIC Civil. There is also a large, open, finished basement with a garage door for access to the outside that would be a great fit for a fitness or warehouse user. Two separate attic spaces can also be utilized for additional storage space or a server room. The building's IT department would help with any infrastructure needs with usage of the existing high-capacity server onsite. There are two backup generators on the roof that ensure that your business always stays running. One luxury that sets this building apart from others is the advantage that the solar energy system brings to tenants by allowing for discounted utility bills. Contact us for a showing of this spectacular building.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	14,006	35,204	62,680
TOTAL EMPLOYEES	8,242	21,938	31,279
AVERAGE HHI	\$100,179	\$89,084	\$83,596
TOTAL HOUSEHOLDS	6,157	15,187	25,734

TRAFFIC COUNTS: **Loyalsock Ave** ± 12,000 VPD



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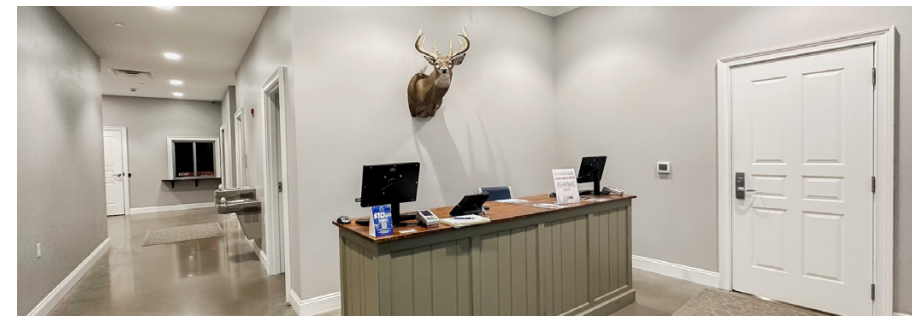


## PROPERTY HIGHLIGHTS

- 2 Spacious, 1st floor retail spaces at 3200 – 6400 sf
- Spacious, 2nd floor office space at 3200 sf
- Large, open, below-grade space with high ceilings and a drive-in door at +/-9,000 sf
- Buildout or tenant improvement allowance dependent upon terms.
- Floor to ceiling windows in retail and office areas
- Solar energy panels that allow for discounted utility costs
- Help from IT department with infrastructure and use of high-capacity server on site
- Elevator with access to all floors
- Backup generator on site
- Walking distance to restaurant and shops

## LOCATION DESCRIPTION

The property neighbors of Walmart, Weis, and Lowes on Loyalsock Ave in Montoursville, PA. It is only 0.5 miles to Interstate 180, which joins with Route 220, a major throughfare in North Central PA. Montoursville is part of the Williamsport Metropolitan Statistical area, with the Williamsport regional airport located in Montoursville.



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Untitled Map

## MARKET AERIAL



### Loyal Plaza

**GIANT**  
**HOBBY LOBBY**  
verizon wireless  
FINE WINE & GOOD SPIRITS

crumbl cookies  
Advance Auto Parts  
RED LOBSTER  
Staples

Walmart

### Faxon Corner

Hampton Inn  
Denny's  
QDOBA  
FIVE GUYS  
AT&T

Denny's

LOWE'S weis  
FINE WINE & GOOD SPIRITS

Wendy's

DOLLAR GENERAL Advance Auto Parts

weis

Olive Garden

Site

SUBARU

VW

FedEx

BEST BUY

LYCOMING COLLEGE  
±1096 Students

AMC THEATRES

Panera

Starbucks

Arby's

Ruby Tuesday

FRIDAYS ALDI

WilliamSPORT REGIONAL AIRPORT  
WilliamSPORT, Pennsylvania

SUPER SHOES

CHEVROLET

BIG LOTS!

KOHL'S

Wegmans

### TJ Maxx Plaza

TJ-maxx HomeGoods  
Party City PETSMART  
JOANN Little Caesars  
MOEs Miracle-Ear GNC

### Lycoming Crossing

REGAL  
BED BATH & BEYOND ULTA  
five BELOW BURGER KING  
GAP Michaels ASPEN DENTAL petco

REGAL

TRACTOR SUPPLY CO.

sam's club



Scale: Earth



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ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

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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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## OUR LOCATIONS:

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### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
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### CONTACT US

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