

1.7 ACRES AVAILABLE FOR LEASE

SITE

250 BRUSHY RIDGE RD
MONTOURSVILLE, PA | 19543

- 1.7 acres with utilities proximal
- Land for lease or a joint venture is available
- Industrial or commercial use
- Just off I-180 and Fairfield Road
- Across from approved mixed use development



Kandy Weader | Luke Higgins
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

250 BRUSHY RIDGE ROAD

MONTOURSVILLE, PA | 17754

±1.7 ACRES
AVAILABLE FOR LEASE

PROPERTY OVERVIEW

The parcel at **250 Brushy Ridge Road** offers 1.7 acres that can be utilized for industrial or commercial use. The site is located directly off I-180 and sits across from the “Fairfield Crossing Mixed Use Development” site that has an approved plan for commercial and mixed use. It would be perfect for industrial or warehouse use, as there are many nearby, or it could be used for commercial use to complement the mixed-use development. There is potential for many different uses for this site. Don't miss the chance to become part of the new developments along Fairfield Road!



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	22,723	57,772	89,999
TOTAL EMPLOYEES	14,476	30,995	43,424
AVERAGE HHI	\$94,847	\$84,261	\$84,461
TOTAL HOUSEHOLDS	9,916	23,567	36,001

TRAFFIC COUNTS: **FAIRFIELD RD** ±6,000 VPD



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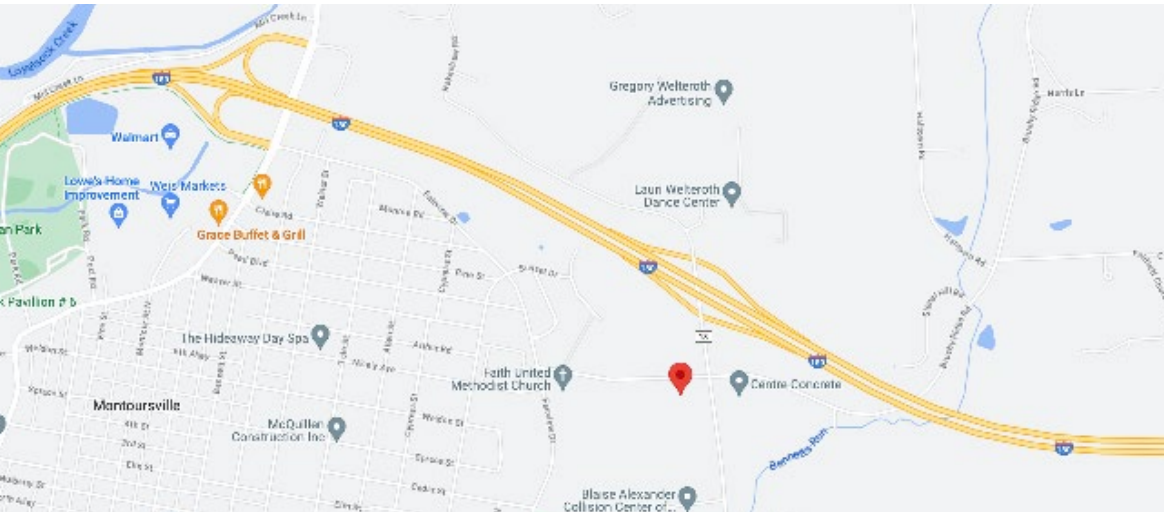
LOCATION DESCRIPTION

New traffic signals and multiple sites for development on Fairfield Road (6,000 VPD) just off I-180 (28,000 VPD) make this a prime opportunity. The site sits directly behind the FedEx Ship Center, Blaise Alexander Auto Auction, and Fulmer Storage & Containers.

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 and UPMC are some of the largest employers in the area.

Lycoming County is home to the Little League World Series (LLWs) 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.



NEARBY



2.1M VISITS WITHIN 1 YEAR



555.1K VISITS WITHIN 1 YEAR



120.8K VISITS WITHIN 1 YEAR



751.1K VISITS WITHIN 1 YEAR



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MARKET AERIAL



LOYAL PLAZA

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

FAXON CORNER

- Hampton Inn
- QDOBA
- FIVE GUYS
- AT&T
- weis

LOWE'S

- weis
- FINE WINE & GOOD SPIRITS

Site

LYCOMING MALL

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

LYCOMING COLLEGE
-1,096 Students

- amc THEATRES
- Panera
- Starbucks
- planet fitness
- Arby's
- KOHL'S
- Wegmans

TJ MAXX PLAZA

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

WILLIAMSPORT REGIONAL AIRPORT
Williamsport, Pennsylvania

LYCOMING CROSSING

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

BEST BUY

- BIG LOTS!



5000 ft

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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