

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

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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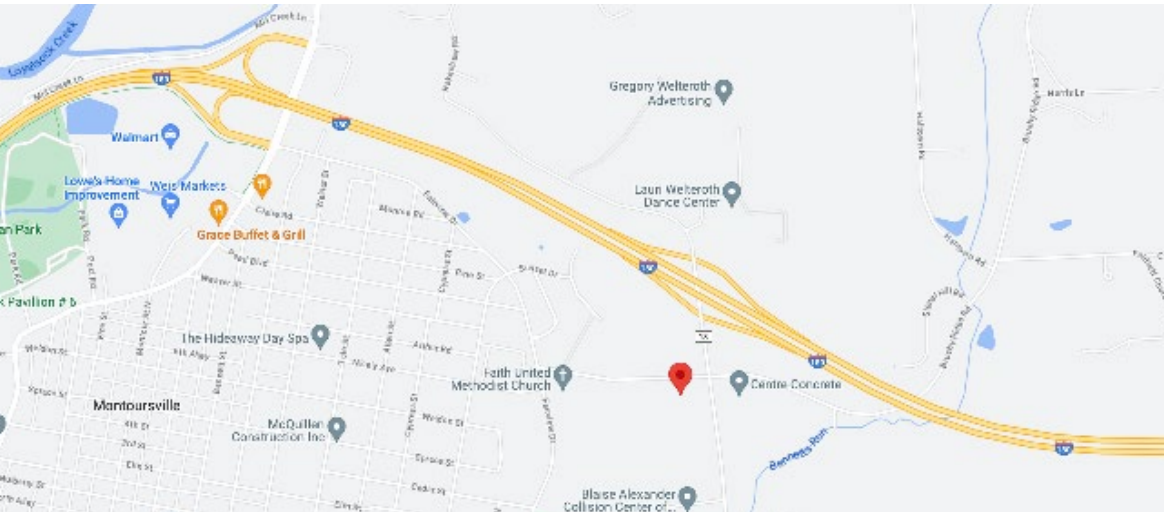
LOCATION DESCRIPTION

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

- weis
- Denny's
- McDonald's
- Olive Garden
- Five Guys
- AT&T
- QDOBA

LOWE'S

- weis
- FINE WINE & GOOD SPIRITS

DOLLAR GENERAL

- Advance Auto Parts

Site

LYCOMING MALL

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

LYCOMING COLLEGE

- ~1,096 Students

AMC THEATRES

KOHL'S

Wegmans

Starbucks

Arby's

Ruby Tuesday

FRIDAYS

ALDI

TJ MAXX PLAZA

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

WILLIAMSPORT REGIONAL AIRPORT

Williamsport, Pennsylvania

SUBARU

VW

FedEx

BEST BUY

BIG LOTS!

LYCOMING CROSSING

- Target
- BED BATH & BEYOND
- five BELOW
- Michael's
- AspenDental
- ULTA
- BURGER KING
- petco

REGAL

TRACTOR SUPPLY CO.

sam's club



5000 ft

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



KANDY WEADER

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CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

