



Fairfield Rd
FAIRFIELD RD #5,000
Fairfield Rd

SITE

2.59 ACRES AVAILABLE FOR SALE/LEASE

160 CHOATE CIRCLE
MONTOURVILLE, PA | 17754

- Flat lot with utilities available
- 2.59 acres
- Convenient proximity to I-180, along with Williamsport, Montoursville, and Muncy
- Sale or ground lease available
- Established business park

160 CHOATE CIRCLE

MONTOURSVILLE, PA | 17754

±2.59 ACRES
AVAILABLE FOR SALE/ LEASE

PROPERTY OVERVIEW

The lot at 160 Choate Circle in Montoursville, PA is the last parcel available in Choate Circle Commercial and Industrial Park. The site is a flat corner lot at the entrance of the park with some visibility from Fairfield Rd. It can accommodate office users, medical users, and a mix of commercial and industrial uses.

The parcel is perfect for any business looking for a new home, and it's just a short drive to Williamsport, Montoursville, or Muncy, PA. The property is for sale, or a ground lease is also available.

Other businesses in the park include Geisinger Medical Center, Ralph S Alberts Co., Utz Quality Foods, Grit Commercial Printing, Pilot Thomas Logistics, Tasseron Sensors, Fisher Mining, 3D Glass and others.



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

160 CHOATE CIRCLE

MONTOURSVILLE, PA | 17754

±2.59 ACRES
AVAILABLE FOR SALE/ LEASE

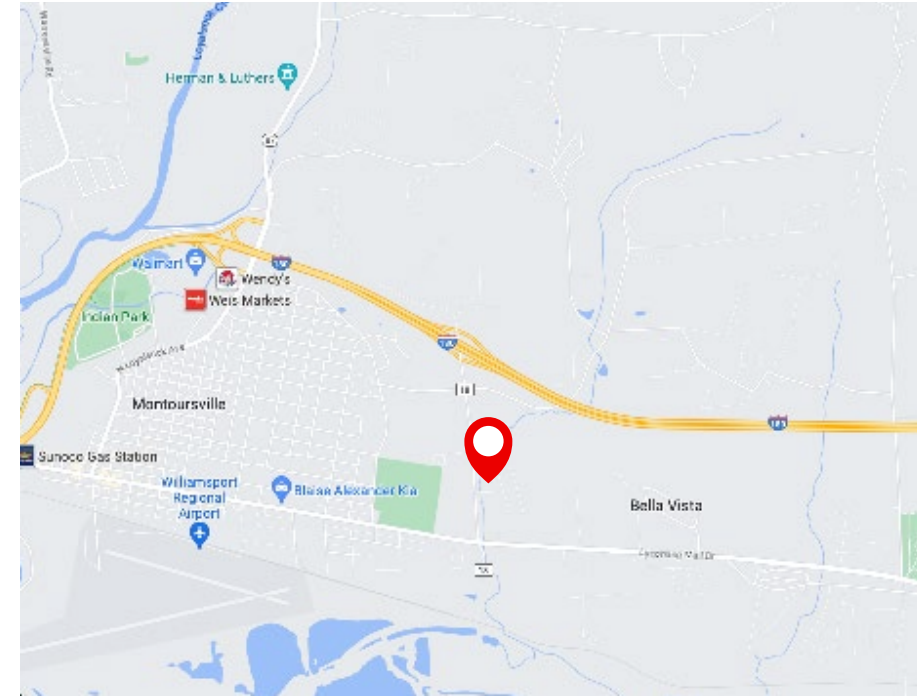
LOCATION OVERVIEW

The site is located just off I-180 from the Fairfield exit and surrounded by a wide variety of other business uses. There are new traffic signals and development sites available along Fairfield Road which will generate more traffic in the coming years.

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.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	22,258	55,084	90,338
TOTAL EMPLOYEES	14,427	29,961	43,352
AVERAGE HHI	\$95,841	\$86,133	\$84,319
TOTAL HOUSEHOLDS	9,089	22,849	36,080

TRAFFIC COUNTS: FAIRFIELD RD ±5,000 VPD

NEARBY

Walmart 
 2.1M VISITS WITHIN 1 YEAR

weis
 555.1K VISITS WITHIN 1 YEAR

Wendy's 
 120.8K VISITS WITHIN 1 YEAR

LOWE'S
 751.1K VISITS WITHIN 1 YEAR

160 CHOATE CIRCLE

MONTOURSVILLE, PA | 17754

±2.59 ACRES

AVAILABLE FOR SALE/ LEASE

MARKET AERIAL



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

kweader@bennettwilliams.com

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.

