



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



Kandy Weader | Alyssa Gainer
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com.



COMMERCIAL BROKERAGE. *Redefined.*

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MONTOURSVILLE, PA | 17754

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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.



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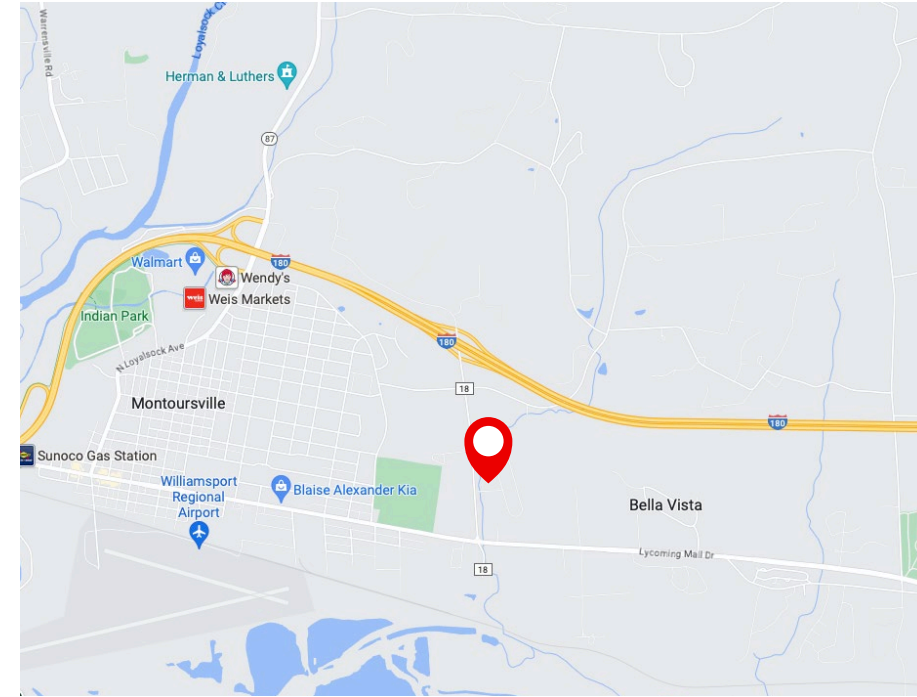
LOCATION OVERVIEW

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

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MARKET AERIAL



LOYAL PLAZA

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

Walmart

Wendy's

FAXON CORNER

- Hampton Inn
- QDOBA
- FIVE GUYS
- AT&T
- Denny's
- McDonald's
- weis
- Olive Garden

LOWE'S

weis

FINE WINE & GOOD SPIRITS

DOLLAR GENERAL

Advance Auto Parts

LYCOMING MALL

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

LYCOMING COLLEGE
#1096 Students

- amc THEATRES
- Panera
- Starbucks
- planet fitness
- Arby's
- weis

SUBARU

SITE

FedEx

BEST BUY

Ruby Tuesday

FRIDAYS

ALDI

IPDT

Williamsport REGIONAL AIRPORT
Williamsport, Pennsylvania

VW

SUPER SHOES

BIG LOTS!

KOHL'S

Wegmans

TJ MAXX PLAZA

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

LYCOMING CROSSING

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

REGAL

TRACTOR SUPPLY CO.

sam's club



5000 ft



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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.



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