

FAIRFIELD CROSSING EAST

FAIRFIELD ROAD | MONTOURSVILLE, PA | 17754

Site

± 5,869 VPD

± 28,000 VPD



Property Highlights

- ± 1-6 acres of highly visible, prime commercial development
- Just off I-180 from the Fairfield exit between Williamsport & Muncy
- Ideally positioned for visibility from all directions and beautiful views of the West Branch Valley
- Many Penn Dot improvements already completed
- Perfect for retail, restaurants, hotels, banks, and multi-family homes
- 18,917 vehicles per day

± 1-6 ACRES FOR SALE & LEASE



Kandy Weader | Alyssa Gainer

For Sale & Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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± 1-6 ACRES
FOR **SALE & LEASE**

PROPERTY OVERVIEW

Fairfield Crossing East is a highly visible, prime development opportunity just off the Fairfield exit from I-180 (28,000 VPD). There are ±1-6 acres available for lease, sale, or a joint venture, which would be perfect for retail, hospitality, office, or multi-family use with views of the beautiful West Branch Valley.

Penn Dot has widened Fairfield Rd and installed new traffic lights in preparation for the upcoming development opportunities. Don't miss the opportunity to join the developments along Fairfield Road today!

LOCATION

The site is ideally positioned on a corner lot between I-180 (28,000 VPD), Fairfield Road (5,869 VPD), and Brushy Ridge Road, (1,543 VPD) making this a unique property when it comes to visibility. It is an easy on and off the I-180 exit to Williamsport (3 min) or Muncy (4 min).

TRADE AREA

There are 113,605 people in 47,022 households with a median household income of \$60,494 in Lycoming County. There are 2 educational institutions in Lycoming County with Pennsylvania College of Technology having 5,465 students and Lycoming college having 1,067 students. The largest employers are UPMC and Pennsylvania College of Technology.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

21,820

21,820

56,832

TOTAL EMPLOYEES

14,267

14,267

30,293

AVERAGE HHI

\$94,958

\$94,958

\$84,891

TOTAL HOUSEHOLDS

9,516

9,516

23,585

TRAFFIC COUNTS: **I-180 ± 28,000 VPD** | **Fairfield Rd ± 5,869 VPD**



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MARKET OVERVIEW



LOYAL PLAZA

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

FAXON CORNER

- Five Guys
- AT&T
- QDOBA MEXICAN EATS

LOWE'S

- weis
- FINE WINE & GOOD SPIRITS

Site

LYCOMING MALL

- Burlington
- rue21
- OLD NAVY
- DICK'S SPORTING GOODS
- BAM! ROCKS-A-MILLION
- KAY JEWELERS

LYCOMING COLLEGE
=1,096 Students

- AMC THEATRES
- Panera
- Starbucks
- Planet Fitness
- Arby's
- Ruby Tuesday
- FRIDAYS
- ALDI

TJ MAXX PLAZA

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

LYCOMING CROSSING

- Target
- BED BATH & BEYOND
- five BELOW
- GAP
- Michaels
- AspenDental
- ULTA
- BURGER KING
- petco

BIG LOTS!

- BEST BUY
- REGAL
- TRACTOR SUPPLY CO.
- sam's club



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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