

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

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.

MARKET UPDATE

- Listed since 10/4/23
- >150 prospects
- Targeted a big box user, who needs to get a State College site before submitting an offer. Expecting progress in 2025.

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
FINE WINE & GOOD SPIRITS

crumbl cookies
Advance Auto Parts
RED LOBSTER
Staples

FAXON CORNER

Hampton Inn
QDOBA MEXICAN EATS
FIVE GUYS BURGERS and FRIES
AT&T

Denny's
McDonald's

LOWE'S
weis
FINE WINE & GOOD SPIRITS

DOLLAR GENERAL
Advance Auto Parts

Site

weis

Olive Garden

Walmart
Wendy's

Subaru

FedEx

BEST BUY

LYCOMING COLLEGE
=1,096 Students

AMC THEATRES

Panera

Starbucks

Planet Fitness

Arby's

Ruby Tuesday

FRIDAYS

ALDI

Subaru

VW

CHEVROLET

BIG LOTS!

KOHL'S

Wegmans

TJ MAXX PLAZA

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

IBT
Williamsport REGIONAL AIRPORT
Williamsport, Pennsylvania

SUPER SHOES

LYCOMING CROSSING

Target
BED BATH & BEYOND
five BELOW
GAP
Michaels
AspenDental

ULTA
BURGER KING
petco

REGAL

TRACTOR SUPPLY CO.

sam's club



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE

68 YEARS OF EXPERIENCE

65 TEAM MEMBERS

6 OFFICES

- Headquartered in York, PA
- Northern & Central PA market – State College

OFFER FULL-SERVICE COMMERCIAL REAL ESTATE SERVICES TO PA AND BEYOND

- Specialize in retail
- Track record of closing ~\$500M of deals per year
- Consistently honored annually as a Loopnet Power Brokerage Firm

NORTH CENTRAL PA TEAM

- Top producing agent in the region with over \$12M worth of closed deals in the West Branch MLS alone in 2024



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:



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CONTACT US

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REPRESENTATION

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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.

