

**±12.5 ACRES  
FOR SALE/LEASE**

**I-180 ±28,000 VPD**

# **FAIRFIELD CROSSINGS WEST**

**MONTOURSVILLE, PA | 17754**

## **PROPERTY HIGHLIGHTS**

- 12.55 acres ready for development
- Approved plan for 300,000 sf of commercial uses
- Ideal for retail, restaurants, hospitality, or multi-family
- Unobstructed views from I-180 with 28,000 VPD
- Neighbors another 4-6 acre development opportunity
- Surrounded by existing business and industry
- Only 3 min from Williamsport and 4 min from Muncy
- Easy on and off I-180



**Kandy Weader | Luke Higgins**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY OVERVIEW

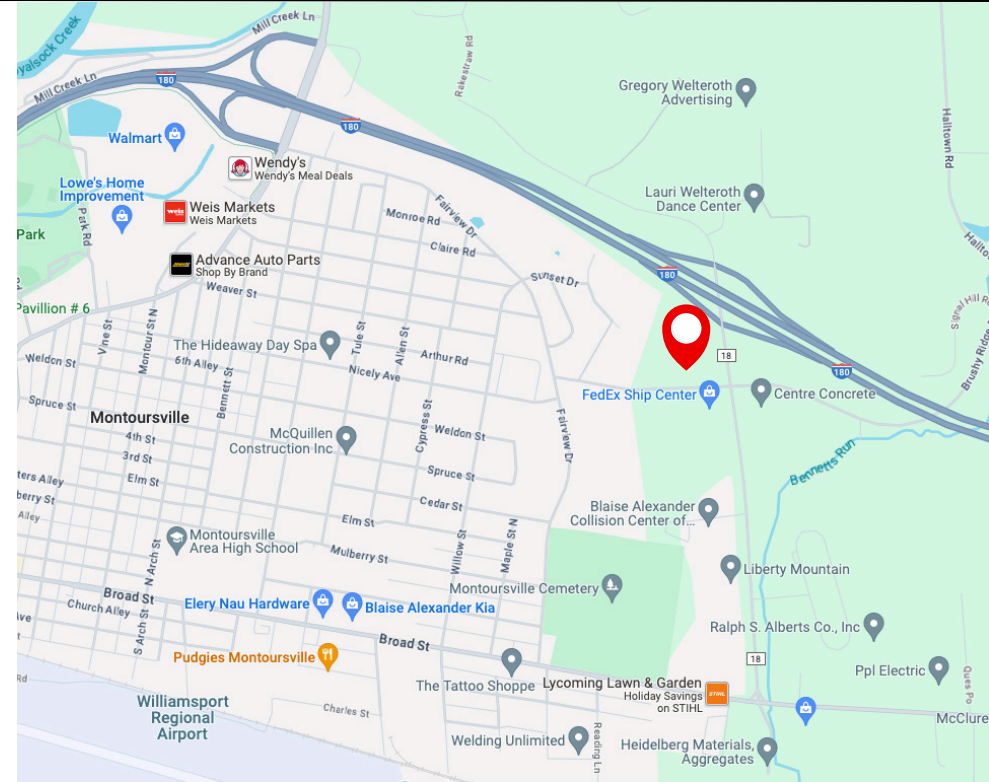
Fairfield Crossing West is a 12.55-acre site with more than 300,000 sf of approved commercial, residential, Class A office, and hospitality accommodations ready to go. The project benefits from direct highway access and unobstructed views from all directions of the beautiful West Branch Valley. Excellent visibility of 28,000 VPD on I-180. The traffic lights and widening of the road have been completed by Penn Dot in preparation for the development. Although there are approved plans, this site can be used for a multitude of different commercial or retail structures. Reach out to learn more about the opportunities with this site and the developments on Fairfield Road today!

## LOCATION OVERVIEW

The property is located directly off the Fairfield exit from I-180 (28,000 VPD) on Fairfield Road (5,869 VPD) and directly across from another 4–6-acre development opportunity, Fairfield Crossing East. It is surrounded by other existing commercial and industrial uses making this a great opportunity for retail, hospitality, and/or multi-family uses. It is only 3 min from Williamsport and 4 minutes from Muncy. Montoursville has been a highly sought-after neighborhood and school district in Lycoming County due to its commerce, convenience to I-180, and quaint charm.

## 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 education 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	10,429	22,535	57,680
TOTAL EMPLOYEES	6,314	14,452	30,853
AVERAGE HHI	\$100,047	\$95,236	\$84,214
TOTAL HOUSEHOLDS	4,548	9,826	23,523
TRAFFIC COUNTS: I-180 ±28,000 VPD   Fairfield Road ±6,000 VPD			

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ACTIVE MEMBER OF: **RETAIL BROKERS NETWORK**  
COMMERCIAL BROKERAGE. *Redefined.*

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Loyal Plaza

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

- Walmart
- Wendy's

Faxon Corner

- Hampton Inn
- QDOBA MEXICAN GRILLS
- FIVE GUYS BURGERS and FRIES
- AT&T
- weis

- LOWE'S
- weis
- FINE WINE & GOOD SPIRITS

- DOLLAR GENERAL
- Advance Auto Parts

Site

- LYCOMING COLLEGE ±1,096 Students
- Panera BREAD
- AMC THEATRES
- Starbucks
- Planet Fitness
- Arby's
- weis
- McDonald's
- Olive Garden

- Ruby Tuesday
- FRIDAYS
- ALDI

- SUBARU

- WV Williamsport REGIONAL AIRPORT Williamsport, Pennsylvania

- VW

- FedEx

- BEST BUY

- CHEVROLET

- BIG LOTS

- KOHL'S
- Wegmans
- Hampton Inn
- Residence Inn
- Planet Fitness

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
- Michael's
- AspenDental
- ULTA
- BURGER KING
- petco

- 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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