

FAIRFIELD CROSSINGS WEST

MONTOURSVILLE, PA | 17754



SITE

I-180 ±28,000 VPD

Schwan Food

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

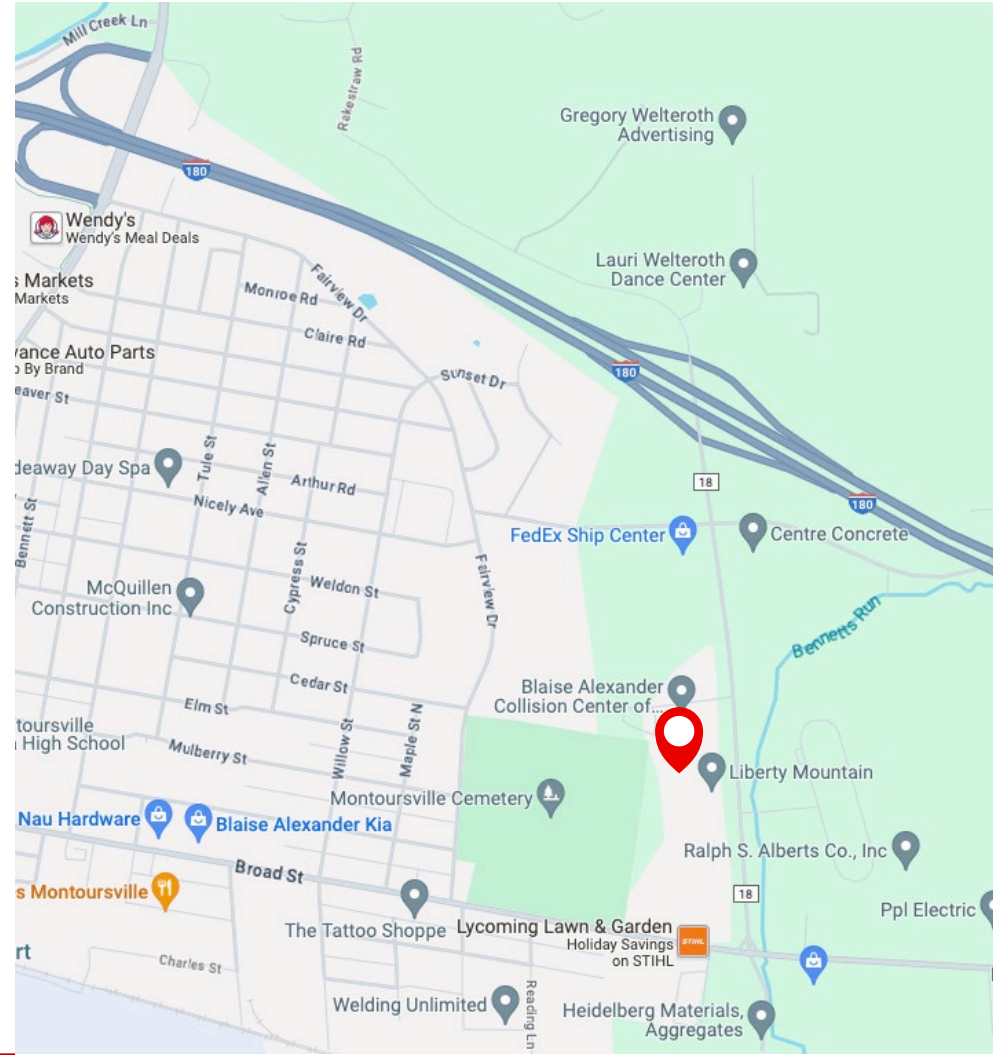
**±12.5 ACRES
FOR SALE/LEASE**

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

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

POPULATION

10,015

21,472

56,384

EMPLOYEES

6,276

14,615

32,982

AVERAGE HHI

\$113,496

\$102,321

\$91,804

HOUSEHOLDS

4,252

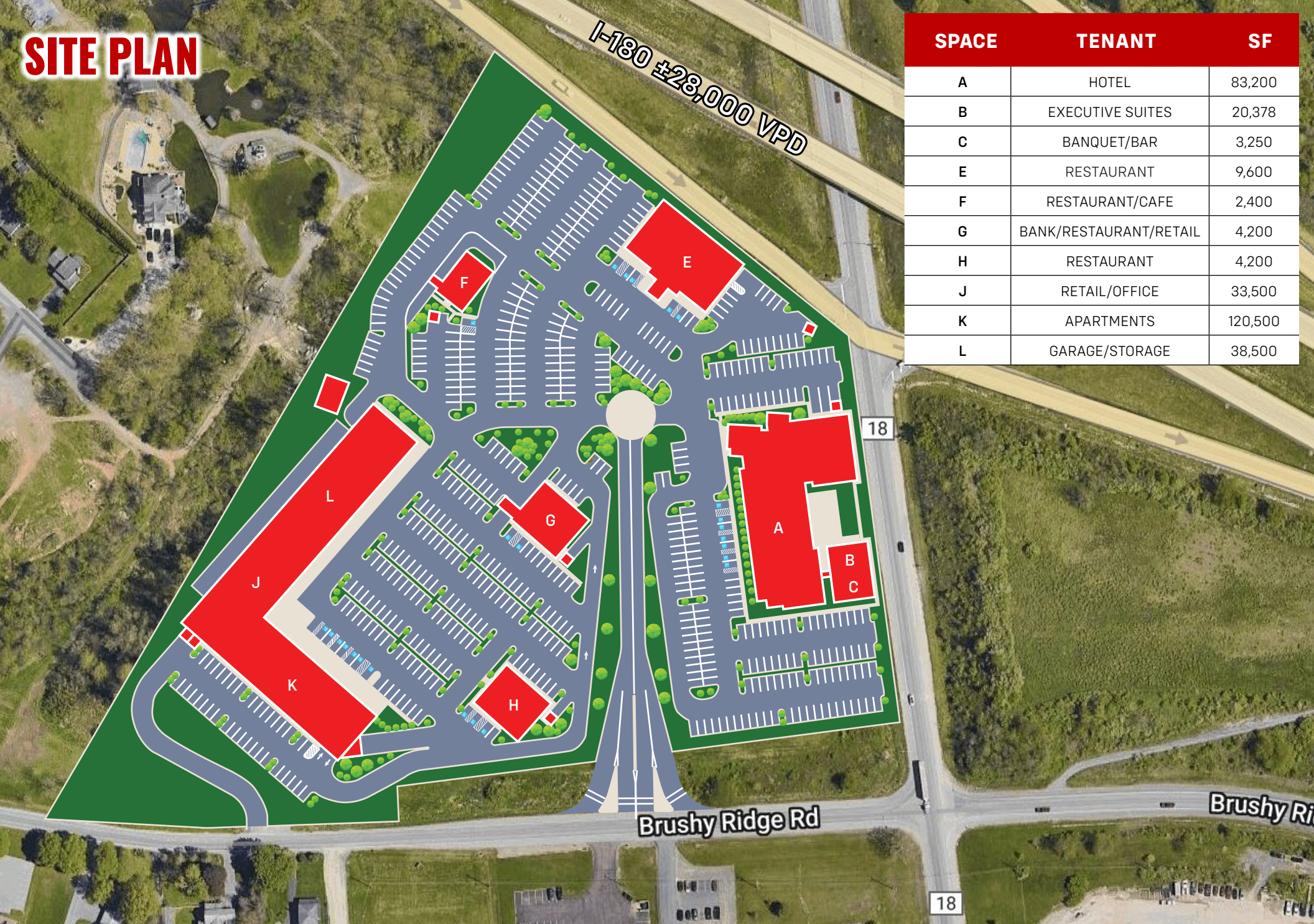
9,310

23,365

I-180: ±28,000 VPD

Fairfield Rd: ±6,000 VPD

SITE PLAN



SPACE	TENANT	SF
A	HOTEL	83,200
B	EXECUTIVE SUITES	20,378
C	BANQUET/BAR	3,250
E	RESTAURANT	9,600
F	RESTAURANT/CAFE	2,400
G	BANK/RESTAURANT/RETAIL	4,200
H	RESTAURANT	4,200
J	RETAIL/OFFICE	33,500
K	APARTMENTS	120,500
L	GARAGE/STORAGE	38,500

MARKET AERIAL



LOYAL PLAZA

GIANT HOBBY LOBBY

verizon

crumbl cookies

Advance Auto Parts

RED LOBSTER

Staples

FAXON CORNER

Hampton Inn

QDOBA

FIVE GUYS

AT&T

Denny's

McDonald's

Olive Garden

LOWE'S weis

FINE WINE & GOOD SPIRITS

DOLLAR GENERAL

Advance Auto Parts

TJ MAXX PLAZA

TJ-maxx

HomeGoods

Miracle-Ear

PETSMART

GNC

MOE's

Little Caesars

LYCOMING CROSSING

Target

BED BATH & BEYOND

five BELOW

ULTA

Michael's

AspenDental

BURGER KING

petco

REGAL

TRACTOR SUPPLY CO.

sam's club

Bennett Williams

COMMERCIAL REAL ESTATE



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.

