

**±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 | Alyssa Gainer

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

FAIRFIELD CROSSINGS WEST

±12.5 ACRES FOR SALE/LEASE

PROPERTY OVERVIEW

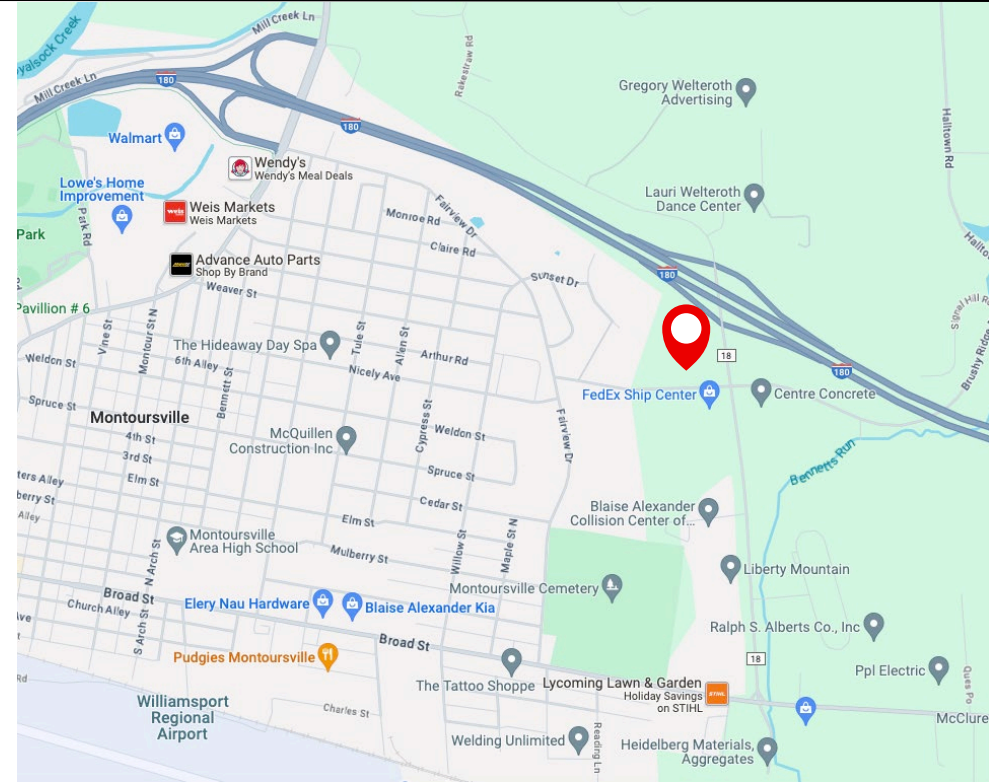
Fairfield Crossing West is a 12.55-acre site with more than 300,000 sf of approved commercial, residential, Class A office, and hospitality accommodations ready to go. The project benefits from direct highway access and unobstructed views from all directions of the beautiful West Branch Valley. Excellent 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 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			

FAIRFIELD CROSSINGS WEST

±12.5 ACRES FOR SALE/LEASE



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



COMMERCIAL BROKERAGE. *Redefined.*

FAIRFIELD CROSSINGS WEST

±12.5 ACRES FOR SALE/LEASE



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
- FIVE GUYS
- AT&T
- weis
- McDonald's
- Olive Garden

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

- DOLLAR GENERAL
- Advance Auto Parts

Lycoming Mall

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

- LYCOMING COLLEGE ±1,096 Students
- Panera
- AMC THEATRES
- Starbucks
- Planet Fitness
- Arby's
- weis
- Hampton Inn
- Residence Inn
- Hyatt Place

- Ruby Tuesday
- FRIDAYS
- ALDI

- SUBARU

- IBT Williamsport REGIONAL AIRPORT Williamsport, Pennsylvania

- VW

- FedEx
- CHEVROLET
- BEST BUY

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

- REGAL
- TRACTOR SUPPLY CO
- sam's club



5000 ft

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.



LISTING AGENTS:

Kandy Weader

kweader@bennettwilliams.com

Alyssa Gainer

againer@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

CONTACT US

717.843.5555 | www.bennettwilliams.com

