

LYCOMING MALL DRIVE

LYCOMING MALL DR & HALES LYON RD | MONTOURSVILLE, PA | 17754

±1-20 ACRES
AVAILABLE

± 6,283 VPD

Property Highlights

1-20 ACRES FOR SALE & LEASE

- 1-20 acres of land along Lycoming Mall Dr in Montoursville
- Just off I-180 on the Fairfield exit
- Centrally located (3 miles to Lycoming Crossings, Williamsport Regional Airport, the Golden Strip).
- Commercial zoning
- Utilities along Lycoming Mall Drive
- Entrance from both Lycoming Mall Dr & Hales Lyon Rd
- Surrounded by retail, industrial, car lots, and housing developments



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

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— MONTOURSVILLE, PA | 17754

1-20 ACRES
FOR SALE & LEASE

PROPERTY OVERVIEW

A 1-20-acre parcel is available for sale or for lease along Lycoming Mall Drive in Montoursville, PA. This property sits between Montoursville and Muncy, allowing a short driving distance (2.5 miles) to Lycoming Crossing Shopping Center. It is also only 3 miles to Williamsport's Golden Strip. The site is surrounded by retailers, industrial warehouses, and residential developments, making this location ideal for a number of uses. Don't miss the opportunity to join this growing market today!

LOCATION

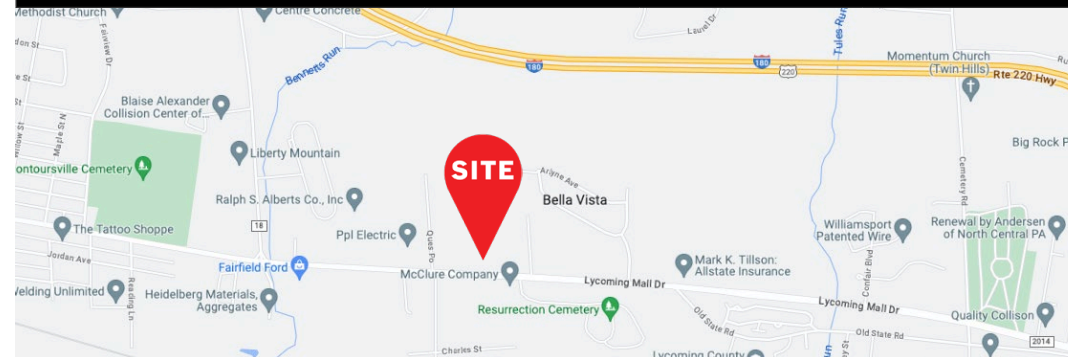
Lycoming Mall Drive (6,283 VPD) extends from Muncy, through Montoursville before joining Route 220, a major throughfare in North Central PA. The Williamsport Regional Airport is only 3 miles away.

TRADE AREA

There are 113,605 people in 47,022 homes with a median household income of \$60,494 in Lycoming County. The Williamsport Regional Airport is only 3 miles away. Pennsylvania College of Technology and UPMC are some of the largest employers in the area. Lycoming County is home to the Little League World Series as well as Lycoming College and Pennsylvania College of Technology. The LLWS has had over 40,000 attendees while Lycoming College and Penn College are home to over 6,000 students combined.

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 | Lycome Mall Dr ± 6,283 VPD



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MARKET OVERVIEW



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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

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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.

