

OLD TRAIL PLAZA

4 SUSQUEHANNA VALLEY MALL DR | SELINGS GROVE, PA | 17870

± 1 - 3.24 ACRES AVAILABLE | FOR SALE



Susquehanna Valley Mall



Kandy Weader | Luke Higgins
For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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± 1-3.24 ACRES
FOR SALE

OVERVIEW

Old Trail Plaza now has 1 - 3.24 commercial acres available for sale! The site is perfect for retail, restaurants, office, or multi-family. There is an approved multi-tenant development opportunity that allows up to 20,000 sf of buildable space with 109 parking spots. Much of the site work has been completed such as storm water, rear egress installation, and fill to base flood elevation on phase I and II. The storm water and green space allocation is shared on the neighboring Fairfield Inn lot.

The property sits in a convenient location between N Susquehanna Trail (±50,000 VPD) and N Old Trail, with the recent development of Marzoni's Brick Oven and Brewing along with the Fairfield Inn and Suites surrounding the site. The site will be easy on and off the new Route 147 & 15 Junction project. Other proximal users are Sheetz, Walmart Superstore, Applebee's, and Susquehanna Valley Mall.

It's perfect for a number of commercial uses. Don't miss this opportunity to own a prime piece of land in Selingsgrove, PA today!

LOCATION

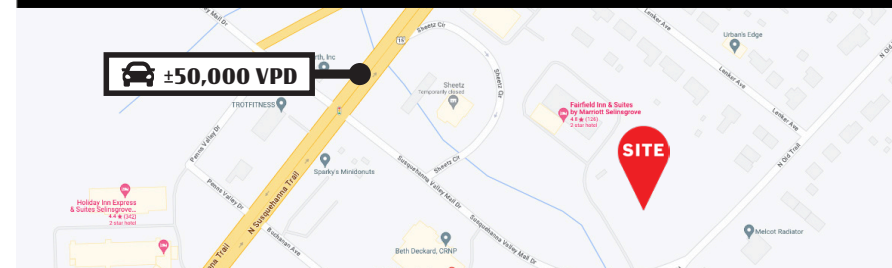
Old Trail Plaza is conveniently located between Selingsgrove and Shamokin Dam. The property is just over 2 miles from Susquehanna University, which is home to over 2,000 students. Susquehanna Trail is home to many national retailers such as Target, Dicks Sporting Goods, Texas Roadhouse, MOD Pizza, and many more.

TRADE AREA

Snyder County, PA has a population of 39,877 people in 16,018 homes with a median household income of \$62,951. The property is only 2 miles from Monroe Marketplace, which generates ±344k visits per month. Along with Susquehanna University, Bucknell University is only 11 miles away and is home to over 3,700 hundred students. The universities' location off Rt. 15 attracts a large demographic of students to the Selingsgrove/ Shamokin Dam trade area.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,930	101,587	207,802
TOTAL EMPLOYEES	5,530	53,740	137,078
AVERAGE HHI	\$135,332	\$120,135	\$108,519
TOTAL HOUSEHOLDS	15,738	43,302	87,928

TRAFFIC COUNTS: RT 15 ± 50,000 VPD



PROPERTY HIGHLIGHTS

- 1 - 3.24 commercial acres for sale
- Ideal for retail, restaurant, office, or multi-family
- Approved multi-family plan for 20,000 sf
- Just off exit from new Rt 147 & 15 JCT
- Storm water, rear egress, and base flood elevation completed
- ± 50,000 VPD on Susquehanna Trail
- Beside Fairfield Inn & Suites and Marzoni's Brick Oven
- Near Sheetz, Walmart Superstore, Applebee's, and Susquehanna Valley Mall



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SITE PLAN



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MARKET OVERVIEW



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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.

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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