

# OLD TRAIL PLAZA

4 SUSQUEHANNA VALLEY MALL DR | SELINGSGROVE, PA | 17870

± 1 - 3.24 ACRES AVAILABLE | FOR SALE



Susquehanna Valley Mall

Susquehanna Trl ±50,000 VPD



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

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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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

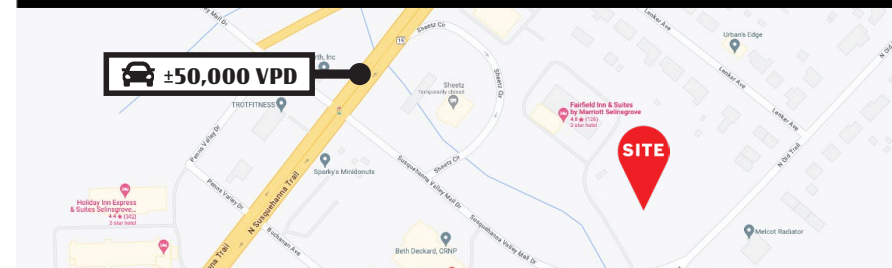
Old Trail Plaza is conveniently located between Selingsgrove and Shamokin Dam. The property is just over 2 miles from Susquehanna University, which is home to over 2,000 students. Susquehanna Trail is home to many national retailers such as Target, Dicks Sporting Goods, Texas Roadhouse, MOD Pizza, and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



Fairfield  
BY MARRIOTT

PROPOSED  
RETAIL  
20,000 SF

SUSQUEHANNA VALLEY MALL DRIVE



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## MARKET OVERVIEW



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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



**Kandy Weader**

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### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

