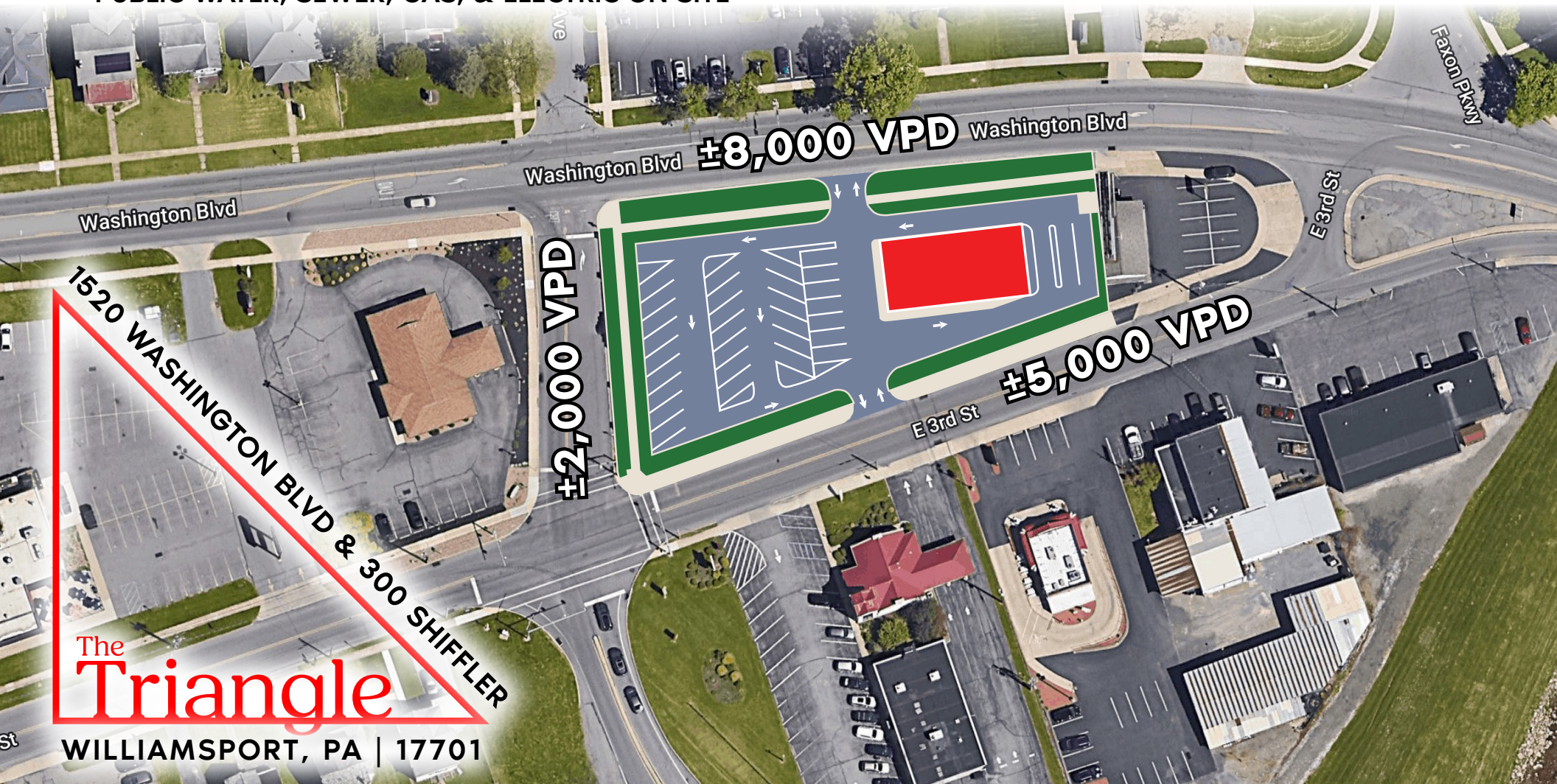


PROPERTY HIGHLIGHTS

- VISIBILITY FROM I-180
- JUST OFF THE FAXON EXIT
- PRIME LOCATION ON WASHINGTON BLVD, E 3RD ST, AND SHIFFLER AVE
- SURROUNDED BY NATIONAL AND LOCAL RETAILERS
- ±15,000 VPD AND ±34,000 VPD
- PUBLIC WATER, SEWER, GAS, & ELECTRIC ON SITE

±.59 ACRE FOR SALE/LEASE



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



COMMERCIAL BROKERAGE. *Redefined.*

E Third St, Washington Blvd, & Shiffler Ave

WILLIAMSPORT, PA | 17701

**±.59 ACRE
FOR SALE/LEASE**

PROPERTY OVERVIEW

Location! Location! "The Triangle" is a reminiscent location in Williamsport where E Third St (5,000 VPD), Washington Blvd (8,000 VPD), and Shiffler Ave (2,000 VPD) come together to start the "Golden Strip," it's a prime redevelopment opportunity in Williamsport, PA. There are 2 neighboring parcels ; 1520 Washington Blvd and 300 Shiffler Ave, offering a total of 0.59 acres for sale/lease on a prime corner lot next to Don Patron Mexican Grill and across from Bruster's Ice Cream. There is visibility and easy access from I-180 (34,000 VPD), and it is just off the Faxon exit. The site would be a fit for, but not limited to, retail, restaurant, bank, or many more.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	36,165	56,259	66,806
TOTAL EMPLOYEES	19,438	30,522	34,876
AVERAGE HHI	\$78,965	\$82,248	\$84,068
TOTAL HOUSEHOLDS	15,553	23,846	28,244

TRAFFIC COUNTS: WASHINGTON BLVD ±8,000 VPD | E THIRD ST ±5,000 VPD | SHIFFLER AVE ±2,000 VPD | I-180 ±34,000

LOCATION OVERVIEW

The site is just off I-180 and the "Golden Strip", the major retail throughfare in Lycoming County. This is unique property in the sense of visibility as it can be seen from I-180 borders 3 other busy streets. It is surrounded by national and local retailers such as Buffalo Wild Wings, First Commonwealth Bank, Denny's, and many more.

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.



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±.59 ACRE
FOR SALE/LEASE



LOYAL PLAZA

- GIANT
- crumbl cookies
- HOBBY LOBBY
- Advance Auto Parts
- verizon wireless
- RED LOBSTER
- Planet Fitness
- FINE WINE & GOOD SPIRITS
- Staples

FAXON CORNER

- Hampton Inn
- Five Guys
- QDOBA
- AT&T

Site

LYCOMING COLLEGE
±1,096 Students

- weis
- Panera Bread
- Starbucks
- Planet Fitness
- Arbys
- Ruby Tuesday
- FRIDAYS
- ALDI

KOHL'S

Wegmans

TJ MAXX PLAZA

- TJ-maxx
- HomeGoods
- Party City
- PETSMART
- JOANN
- Little Caesars
- MOES
- Miracle-Ear
- GNC

Walmart

Wendy's

LOWE'S weis

DOLLAR GENERAL

SUBARU

WV Williamsport REGIONAL AIRPORT
Williamsport, Pennsylvania

VW

FedEx

CHEVROLET

BEST BUY

BIG LOTS

SUPER SHOES

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

Bennett Williams
COMMERCIAL REAL ESTATE

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

Luke Higgins

lhiggins@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

