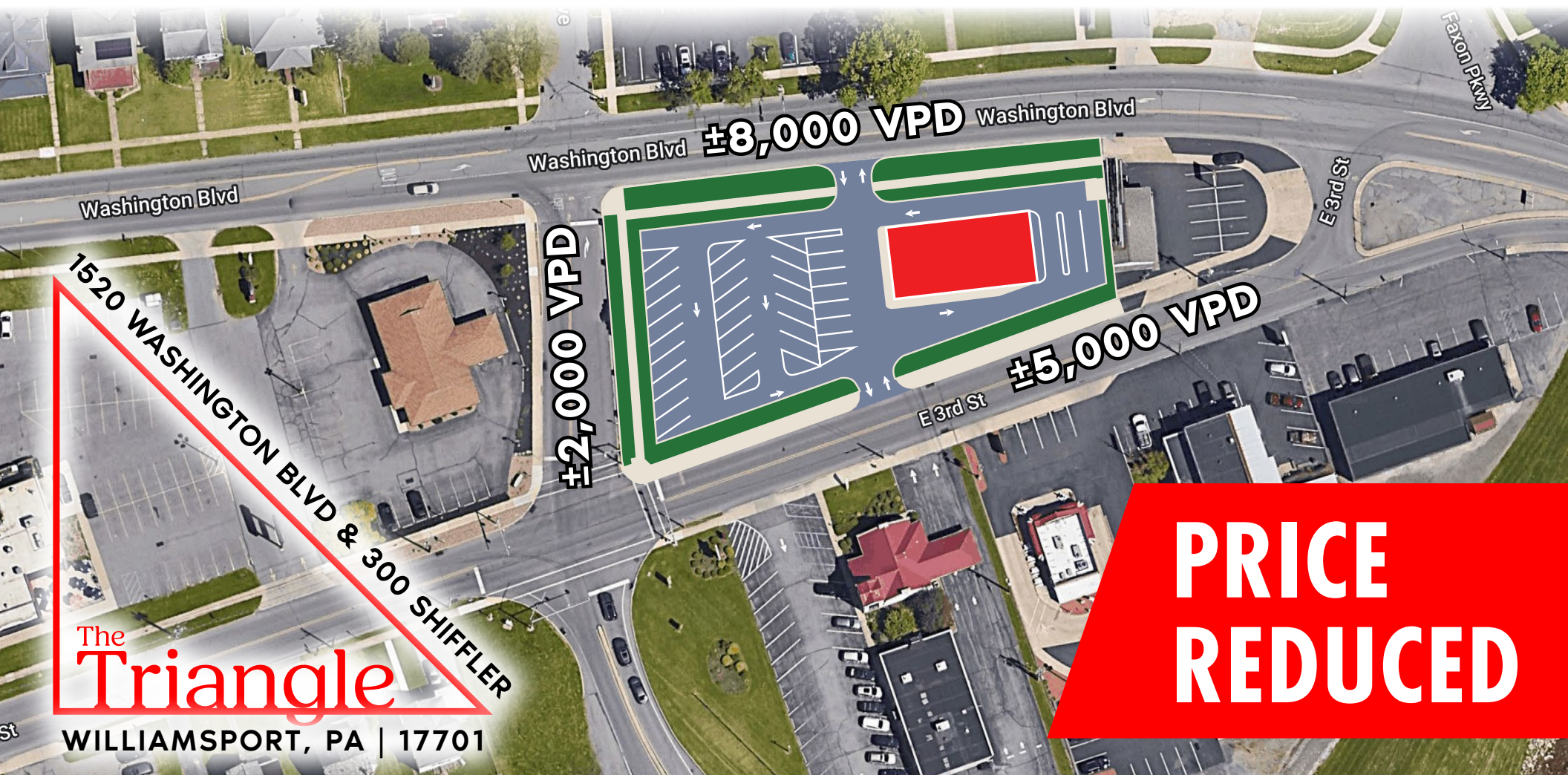


PROPERTY HIGHLIGHTS

- 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 $\pm 34,000$ VPD
- PUBLIC WATER, SEWER, GAS, & ELECTRIC ON SITE

**$\pm .59$ ACRE
FOR SALE/LEASE**



The Triangle
WILLIAMSPORT, PA | 17701

**PRICE
REDUCED**



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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E Third St, Washington Blvd, & Shiffler Ave

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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
- QDOBA MEXICAN EATS
- FIVE GUYS
- AT&T

Site

- LYCOMING COLLEGE ±1,096 Students
- weis
- Panera BREAD
- AMC THEATRES
- Starbucks
- Planet Fitness
- Arbys
- weis
- Residence Inn
- Hampton Inn

TJ MAXX PLAZA

- TJ-maxx
- HomeGoods
- Party City
- PETSMART
- JOANN
- Little Caesars
- Moe's
- Miracle-Ear
- GNC

LYCOMING CROSSING

- Target
- BED BATH & BEYOND
- ULTA
- five BELOW
- Michael's
- Aspen Dental
- BURGER KING
- petco



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RETAIL BROKERS NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE

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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

