

# 1546 WOODWARD AVENUE

LOCK HAVEN, PA | 17745

**SITE**

## PROPERTY HIGHLIGHTS

- 23,500 SF warehouse space
- 1,500 SF office space
- ±100,000 SF mezzanine space
- Plenty of covered and open laydown space
- Convenient to Rt 220 & I-80
- Proximal to Jersey Shore and Lock Haven



±1,500-35,000 SF/±4.33 AC

**FOR LEASE**



Kandy Weader | Alyssa Gainer

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



COMMERCIAL BROKERAGE. *Redefined.*



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±35,000 SF/±4.33 AC  
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## PROPERTY OVERVIEW

This property boasts a unique opportunity for a business needing warehouse, office, and/or covered laydown space. There are many possibilities for use of this space, with high ceilings and 23,500 sf of warehouse space, 1,500 sf of office space, and ±10,000 sf of 2nd floor mezzanine space. Use the mezzanine space for more storage. The affordability of this warehouse space makes it the place to be. There is good visibility from Woodward Ave, which extends from Jersey Shore to Lock Haven. Call Kandy Weader to find out the possibilities for this space today!

## LOCATION

1578 Woodward Ave is partway between Lock Haven and Avis, just 6 minutes from the Mcelhatten exit.

## TRADE AREA

Lock Haven is the county seat of Clinton County and has 39,753 residents. It's a historic town nestled between State College and Williamsport, only 30 minutes either way. Lock Haven is the home of Lock Haven University, which has 2,229 students and 442 full-time employees. Lock Haven & Mill Hall operate as the economic centers for the northern tier.



### POPULATION

5 MILE- 19,418  
7 MILE- 29,469  
10 MILE- 38,103



### EMPLOYEES

5 MILE- 5,214  
7 MILE- 8,620  
10 MILE- 10,454



### AVERAGE HHI

5 MILE- \$81,401  
7 MILE- \$82,210  
10 MILE- \$83,226



### HOUSEHOLDS

5 MILE- 7,835  
7 MILE- 11,804  
10 MILE- 15,138



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## MARKET OVERVIEW





# 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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Kandy Weader

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### Alyssa Gainer

AGainer@bennettwilliams.com

## CONTACT US

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

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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.

