

# 55 PIERCE LANE

MONTOURSVILLE, PA • 17754

FAIRFIELD RD ±6,000 VPD

3.4 ACRES

LYCOMING MALL DR ±9,000 VPD

**FOR SALE/LEASE**

**\$2,250,000 / GROUND LEASE IS NEGOTIABLE**



# PROPERTY OVERVIEW

Prime corner for sale/lease on 3.4 acres on Fairfield Dr. and Lycoming Mall Dr, Montoursville. The lot is on a signalized corner between Montoursville and Muncy. It's an ideal redevelopment opportunity or assume a multi-tenant investment property. The site currently consists of 5 commercial buildings and 2 residential buildings with a total of 21,942 rentable sf. Sale price is \$2,250,000 or land lease price is negotiable. Contact us for more details at 717-843-5555.



## LOCATION

The property is on the signalized corner of Fairfield Rd (5,869 VPD) & Lycoming Mall Drive (6,283 VPD) extends from Muncy, thorough Montoursville before joining I-180 (28,000 VPD), a major throughfare in North Central PA. The Williamsport Regional Airport is only 3 miles away.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
TOTAL POPULATION	23,139	55,670	89,853
TOTAL EMPLOYEES	14,637	31,839	45,138
AVERAGE HHI	\$104,441	\$91,377	\$88,223
TOTAL HOUSEHOLDS	9,471	23,240	36,091

TRAFFIC COUNTS: **I-180** ±30,000 VPD | **LYCOMING MALL DR** ±9,000 VPD

# TRADE AREA

There are 113,605 people in 47,022 homes with a median household income of \$60,494 in Lycoming County. The Williamsport Regional Airport is only 3 miles away. Pennsylvania College of Technology and UPMC are some of the largest employers in the area. Lycoming County is home to the Little League World Series as well as Lycoming College and Pennsylvania College of Technology. The LLWS has had over 40,000 attendees while Lycoming College and Penn College are home to over 6,000 students combined.



## HIGHLIGHTS

- Many possibilities for this iconic site – Redevelop or assume a multi-tenant investment
- 3.4 acres available for lease or sale on signaled corner
- Currently, there are 7 commercial & residential buildings with a farmhouse theme
- DOT improvements have been completed on the corridor
- Just off I-180 and convenient to Lycoming Crossings and The District

# 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

### 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**

kweader@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.

