

3170 - 3250

# EAGLE VALLEY ROAD

MILL HALL, PA • 17751

±12,000 VPD

±9,750 SF  
**FOR SALE**



No Exit Ln

No Exit Ln

N Water

Fishing C

**PRIME REDEVELOPMENT OPPORTUNITY OR COMMERCIAL BUILDING PURCHASE**



**KANDY WEADER | LUKE HIGGINS**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Whether you envision a complete redevelopment or a new commercial venture, 3250 Eagle Valley Road in Mill Hall, PA. Formerly home to Peters Marine Center, this 2.4-acre site offers outstanding potential for redevelopment or continued use as a commercial building, ideally suited to a wide variety of business types and conveniently located near many local waterways.

- **Strategic Location:** Positioned along the well-trafficked Eagle Valley Road, the property enjoys excellent visibility and easy access, perfect for any business seeking a prominent presence in the Mill Hall area.
  - **Versatile Zoning:** Located within Mill Hall Borough, the property benefits from flexible zoning that supports a broad range of commercial and mixed-use developments.
  - **Established Infrastructure:** The site's previous use as a marine center provides existing buildings and infrastructure that can be repurposed, renovated, or expanded, potentially saving significant time and development costs.
- This property represents a rare chance to invest in a highly adaptable commercial site primed for transformation. Whether you envision a complete redevelopment, a new commercial venture, or an updated version of its former use, 3250 Eagle Valley Road is ready to bring your business vision to life.

Get in this transitioning market early; call for more details.



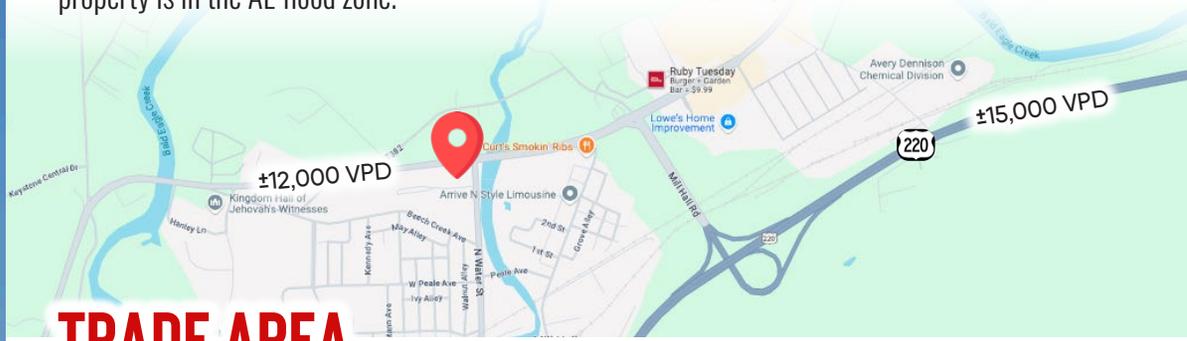
## PROPERTY HIGHLIGHTS

- Prime 2.4-acre commercial site on highly visible Eagle Valley Road in Mill Hall, PA
- Excellent traffic exposure and easy access, ideal for retail, service, office, or mixed-use projects
- Flexible borough zoning supports a wide range of commercial and mixed-use developments
- Existing commercial building and infrastructure already in place — ready for renovation, expansion, or complete redevelopment
- Convenient proximity to local waterways and recreational traffic (Lock Haven, Bald Eagle State Park, Fishing Creek, etc.)
- Large, level lot with ample room for additional buildings, parking, or outdoor display/storage



## LOCATION

The property is just off Rt 220 (15,000 VPD) on Eagle Valley Road (12,000 VPD) west of Mill Hall's shopping district and only 0.7 miles from the Walmart Super Center and 2 miles from Central Mountain High School. The land is on the signalized intersection of Eagle Valley Rd & Water St, which is the primary thoroughway into the town of Mill Hall. The parcel is adjacent to Big Fishing Creek and proximal to the Clinton County Country Club and Bald Eagle Township Park. There is easy access to both the Mill Hall and Salona exits on Rt 220 and convenient to I-80. The property is in the AE flood zone.



## TRADE AREA

The property is in Borough of Mill Hall, Clinton County, PA with a population of 37,607. It is also the epicenter for the Northern Tier pulling a customer base from Cameron, McKean, Potter, and Tioga Counties. Retailers in the region include Walmart, Lowes, Weis Markets, Marshal's, Harbor Freight, Tractor Supply, Sheetz and many more. Mill Hall is strategically positioned between Williamsport and State College. The largest employer is First Quality, and it is also the home of Lock Haven University with 3,827 students.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	18,781	22,637	30,065
EMPLOYEES	7,014	7,420	7,988
AVERAGE HHI	\$77,046	\$79,379	\$84,072
HOUSEHOLDS	7,422	9,025	9,025

# 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

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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.

