

1840 E 3RD STREET

WILLIAMSPORT, PA • 17701




CANDLEWOOD
SUITES
AN IHG® HOTEL



SITE



±16,000 VPD

NEW MULTI-TENANT PLAZA

±1,400-14,814 SF

FOR LEASE



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

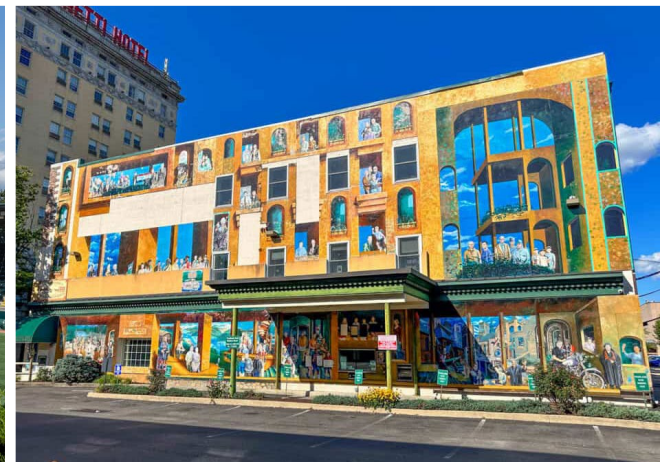
PROPERTY OVERVIEW

1840 E. 3rd Street offers a rare retail opportunity along the Golden Mile in Williamsport, PA, with 1,400–14,814 SF of highly visible in-line retail. Conveniently located with easy access to Interstate 180, the property draws customers from Williamsport and surrounding communities. The center features two premium endcap spaces with private patio areas, ideal for restaurants, cafés, or service users looking to create an inviting outdoor experience. Each suite is delivered as a warm-lit shell, allowing tenants to customize their space while minimizing build-out costs. Neighboring national retailers include Hobby Lobby, Giant, TJ Maxx, Fine Wine & Good Spirits, Planet Fitness, Texas Roadhouse, and Olive Garden, creating a strong retail destination with consistent customer traffic.



WILLIAMSPORT, PA

Williamsport, PA, famously known as the birthplace of Little League Baseball, is a charming city nestled in the heart of Pennsylvania's Susquehanna Valley. People travel thousands of miles to Williamsport each year for the Little League World Series.



LOCATION OVERVIEW

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TRADE AREA

The property serves as a regional retail destination for consumers throughout Lycoming County and North Central Pennsylvania. Located along Williamsport's dominant retail corridor, the site draws customers from Williamsport, Montoursville, Jersey Shore, Muncy, Hughesville, and surrounding communities. The trade area benefits from a strong mix of permanent residents, healthcare employment, higher education, and regional shoppers seeking national retailers and services. With excellent connectivity via Interstate 180 and U.S. Route 15, the corridor attracts consumers from a broad multi-county market, making it one of the most established and heavily trafficked retail destinations in the region.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	55,027	66,687	83,992
EMPLOYEES	29,699	35,649	41,703
AVERAGE HHI	\$84,970	\$86,049	\$86,776
HOUSEHOLDS	23,362	28,173	33,584

PROPERTY HIGHLIGHTS

- 1,400 – 14,814 sf of in-line retail
- Warm-lit shell spaces
- Prime retail on Williamsport's "Golden Strip"
- High visibility with premier exposure
- Frontage that sees 16,000 VPD
- Surrounded by national retailers
- Convenient to I-180 and Rt 15, providing excellent connectivity to surrounding towns and major regional corridors



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CONCEPTUAL SITE PLAN



TENANT ROSTER		
SPACE	TENANT	AREA (SF)
A	AVAILABLE	4,662-14,814
B	AVAILABLE	2,331-14,814
C	AVAILABLE	2,331-14,814
D	AVAILABLE	1,400-14,814
E	AVAILABLE	2,024-14,814

600 SF PATIO

PROPOSED
PATIO SPACE



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MARKET OVERVIEW

LOYALSOCK TOWNSHIP
AREA HIGH SCHOOL

LOYAL PLAZA



SITE

TJ MAXX PLAZA



MONTOURSVILLE
AREA HIGH SCHOOL

WILLIAMSPORT
REGIONAL AIRPORT

Walmart

weis

LOWE'S

DOLLAR GENERAL

Advance Auto Parts

TurkeyHill

marco's
Pizza

Santander

RITE
AID

Great Clips

crumbl
COOKIES

KAY
JEWELERS



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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
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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.

