

1840 E 3RD STREET

WILLIAMSPORT, PA • 17701




CANDLEWOOD
SUITES
AN IHG® HOTEL



±16,000 VPD

±26,600 SF + PAD SITE
FOR LEASE

PROPERTY OVERVIEW

1840 E 3rd Street is a rare, high profile redevelopment opportunity along the Golden Mile in Williamsport, PA. It offers high visibility and excellent exposure to the market for a ground lease pad site and inline retail. The site is ideally positioned with easy access off Interstate 180 and will pull traffic from surrounding towns like Montoursville, Jersey Shore, and Hepburnville. Major retailers in the area include Hobby Lobby, Giant, TJ Maxx, Fine Wine and Spirits, Planet Fitness, and Advanced Auto.

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



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.



CONCEPTUAL SITE PLAN


CANDLEWOOD SUITES
AN IHG® HOTEL

PROPOSED DRIVE THRU RESTAURANT
LOT- 0.71 ACRES

PROPOSED RETAIL STRIP PLAZA- 26,600 SF
LOT- 3.06 ACRES

±16,000 VPD

jiffy lube

TACO BELL

KFC

Rita's

MARKET OVERVIEW

LOYALSOCK TOWNSHIP
AREA HIGH SCHOOL

LOYAL PLAZA

planet fitness
HOBBY LOBBY **GIANT**
 Staples *Advance Auto Parts*
 SALLY BEAUTY FINE WINE & GOOD SPIRITS
 verizon holiday hair

SITE

TJ MAXX PLAZA

TJ-maxx HomeGoods
 SHOE CARNIVAL **PETSMART** H&R BLOCK
 JOANN The UPS Store Little Caesars
 Geisinger pennsylvania DEPARTMENT OF TRANSPORTATION

Great Clips
 crumbl KAY COOKIES

MONTOURSVILLE
AREA HIGH SCHOOL

WILLIAMSPORT
REGIONAL AIRPORT

Walmart

weis

LOWE'S

DOLLAR GENERAL

Advance Auto Parts

TurkeyHill

marco's
Pizza

Santander

RITE AID

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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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.

