

1840 E 3RD STREET

WILLIAMSPORT, PA • 17701



PROPERTY OVERVIEW

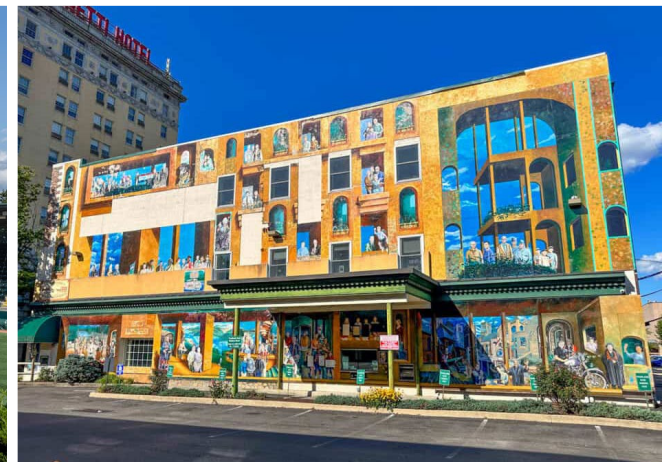
1840 E 3rd Street is a rare, high profile redevelopment opportunity along the Golden Mile in Williamsport, PA. It offers high visibility and excellent exposure to the market for a ground lease pad site and inline retail. The site is ideally positioned with easy access off Interstate 180 and will pull 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

±16,000 VPD

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

jiffy lube


TACO BELL


KFC


Rita's

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

RED LOBSTER

DUNKIN'

BOSS'S
SHIRT

TEXAS
BREAD

ALDI

SHOETZ

WILSON'S

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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.

