

PRIME REDEVELOPMENT OR INVESTMENT OPPORTUNITY

125 EAST AVE

WELLSBORO, PA | 16901

±8.63 AC | ±180,778 SF WAREHOUSE

FOR SALE



KANDY WEADER | LUKE HIGGINS

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



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PROPERTY OVERVIEW

**Prime Redevelopment or Investment Opportunity –
125 East Avenue, Wellsboro, PA**

**±8.63 Acres | ±180,778 SF Warehouse | Industrial, Retail, Multi-Family, or
Hospitality Potential**

Unlock the full potential of **125 East Avenue**—an exceptional 8.63-acre property located in the heart of Wellsboro, Pennsylvania. This highly visible site offers unmatched flexibility for redevelopment or investment, with multiple use options including industrial, retail, multi-family, or hospitality.

Currently improved with a ±180,778 SF warehouse, the property can be acquired as a fully functional distribution or manufacturing facility, or reimagined to meet the growing demand for commercial and residential development in the region.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	7,630	9,994	12,793
TOTAL EMPLOYEES	5,050	5,400	5,621
AVERAGE HHI	\$91,593	\$89,693	\$87,597
TOTAL HOUSEHOLDS	3,297	4,282	5,486

PROPERTY HIGHLIGHTS

- Site Area: ±8.63 acres
- Existing Building: ±180,778 SF industrial warehouse
- Zoning: Commercial Manufacturing: Flexible for a range of commercial & industrial uses
- Utilities: Public water/sewer, electric, gas available
- Access: Convenient ingress/egress from East Avenue; proximity to Route 6 and downtown Wellsboro
- Traffic Counts: Up to 15,000 vehicles per day
- Location: Strategic position within a growing Tioga County market, close to local amenities and tourism attractions including the Pennsylvania Grand Canyon

IDEAL FOR

- Industrial operations or warehouse users seeking large-scale space
- Retail centers or mixed-use development
- Convenient stores
- Multi-family housing or townhome community (variance)
- Hotel or hospitality use tied to local tourism (variance)
- Trade School to serve the Northern Tier

125 East Avenue represents a rare chance to capitalize on a versatile property with both existing infrastructure and redevelopment upside. Whether you're an investor, developer, or end-user, this site offers the scale and location to support your vision.

Contact us today for more information or a site tour!

LOCATION OVERVIEW

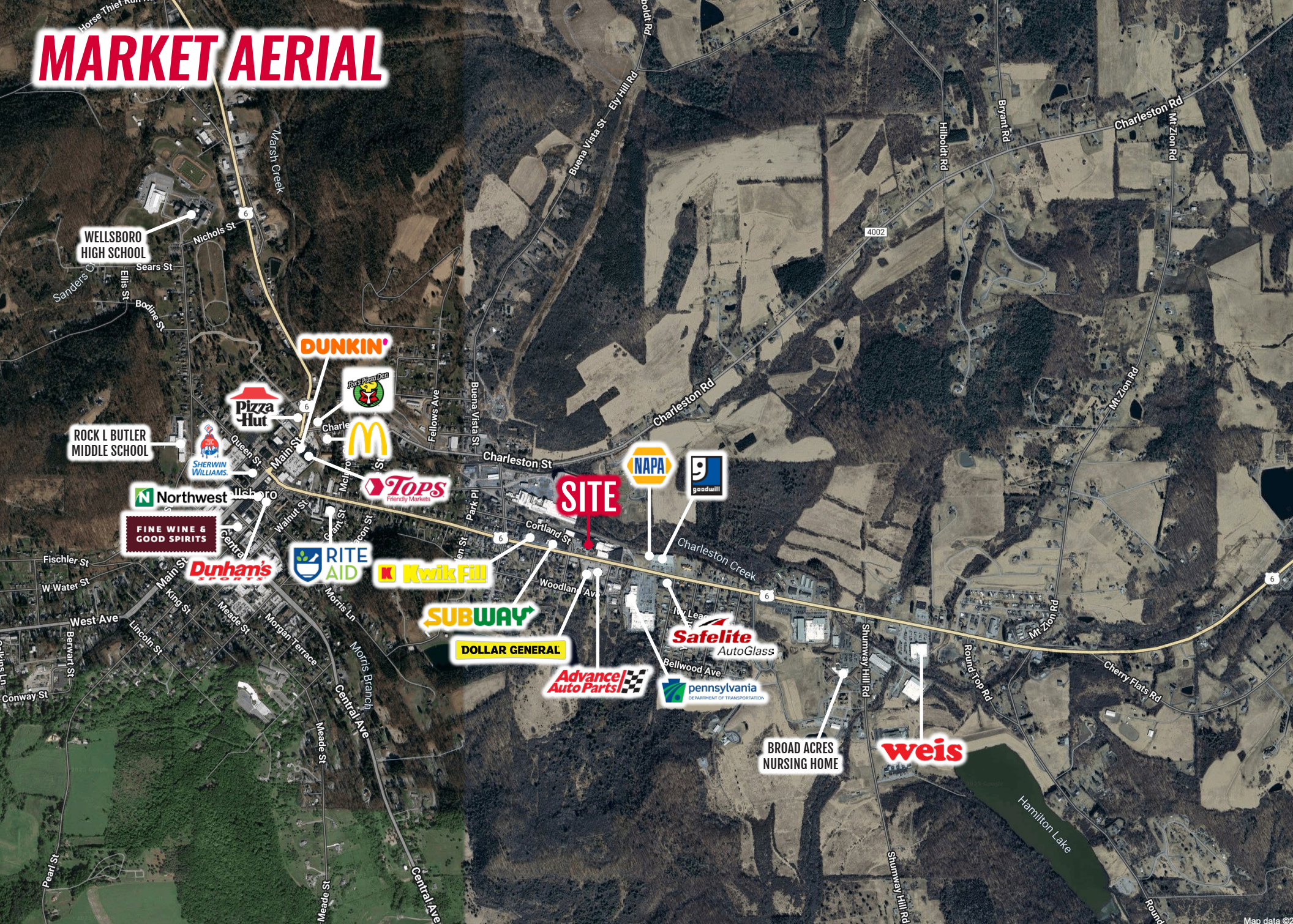
125 East Avenue is strategically located just minutes from downtown Wellsboro, with direct access to U.S. Route 6, the region's primary commercial corridor. The property sits in a mixed-use area surrounded by established businesses, including Benedict's Bus Service, MetalKraft Industries, Wellsboro Veterinary Hospital, and Truck-Lite Co. Nearby retail and service anchors include Tops Friendly Markets, Dunham's Department Store, Subway, Goodwill, Advanced Autoparts, and UPMC Wellsboro Hospital. This central Tioga County location offers excellent connectivity to I-99 and I-80, supporting both local and regional access.



TRADE AREA OVERVIEW

Wellsboro is the commercial and service hub of Tioga County, drawing from a broad rural trade area that includes parts of northern Pennsylvania and southern New York. Anchored by UPMC Wellsboro Hospital, local government, and a strong tourism economy, the area supports diverse commercial uses. Serving a regional population of 25,000–35,000. The town also benefits from over 300,000 annual visitors to the nearby Pennsylvania Grand Canyon, fueling demand for retail, hospitality, and residential development.

MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
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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

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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.

