

BUCKTAIL VILLAGE

1361 BUCKTAIL RD | ST MARYS, PA | 15857



FOR LEASE

±1,500-30,000 SF



KANDY WEADER | LUKE HIGGINS

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PRIME RETAIL LEASING OPPORTUNITY IN THE HEART OF ELK COUNTY

Bucktail Village offers flexible and affordable leasing options in a well-traveled commercial corridor of St Marys, PA. With 11 available spaces ranging from 1,500 to 30,000 SF, this center is ideally suited for a mix of retail, service, flex space, and office tenants.

PROPERTY HIGHLIGHTS

- 11 available suites: 1,500 – 30,000 SF
- Outparcels available for lease
- Ideal for:
 - grocery stores, big box/junior box retailers, restaurants, banks, salons, medical, flex space, and office users
- Highly visible location along Bucktail Road (PA-255)
- Ample surface parking
- Affordable lease rates
- Flexible space configurations



SPACES AVAILABLE

ALL NNN, ALL RETAIL, ALL FOR LEASE

SUITE 1385: 2,000 SF
SUITE 1383: 8,000 SF
SUITE 1377: 20,000 SF
SUITE 1375: 1,400 SF
SUITE 1373: 1,500 SF
SUITE 1371: 2,000 SF

SUITE 1367: 1,700 SF
SUITE 1365: 5,000 SF
SUITE 1363: 2,000 SF
SUITE 1361: 35,000 SF
PAD: 2,500 SF



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STRATEGIC LOCATION

- Situated on Bucktail Road (PA-255), a key north-south arterial through St. Marys
- Less than 2 miles from downtown St Marys and close to Route 120 & Route 948
- High visibility with strong daily traffic and excellent accessibility
- Nearby anchors and traffic drivers include Walmart, Sheetz, McDonald's, Dollar General, Penn Highlands Surgery Center, and multiple national and local retailers

TRADE AREA SNAPSHOT

- Serves St Marys, Ridgway, Johnsonburg, Emporium, and surrounding rural communities
- 18,000+ residents within a 10-mile radius
- Strong base of local businesses, healthcare, and manufacturing employers driving daytime population
- Opportunity for both destination and neighborhood serving tenants



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	9,901	12,040	13,492
EMPLOYEES	7,002	9,237	9,843
AVERAGE HHI	\$86,196	\$85,730	\$87,541
HOUSEHOLDS	4,327	5,236	5,872
TRAFFIC COUNTS: Bucktail Rd (±7,500 VPD)			



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MARKET OVERVIEW



DISTANCE TO...

**DOWNTOWN
ST. MARY'S**

7 MINS

Straub
BREWERY

4 MINS

RIDGWAY

20 MINS

Walmart+

12 MINS



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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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.

