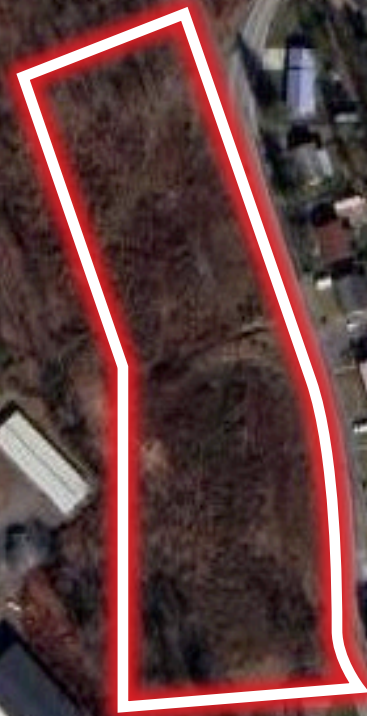


COUDERSPORT PIKE

LOCK HAVEN, PA | 17745



**4 ACRES
FOR SALE**

PROPERTY HIGHLIGHTS

- **Two Ready-to-Build Pad Sites** - perfect for a main residence and secondary structure
- **Driveway to the Top** - already in place for easy access and stunning outlooks
- **Public Water & Sewer connections included** - a rare convenience for a lot of this size
- **Private & Peaceful Setting** surrounded by nature
- **Country Living, City Convenience** - just minutes from downtown Lock Haven



ZONING

Zoning is R-L Low Density Residential District. Approved for Single-family detached dwellings, conversion apartments, parks or playgrounds, and churches or places of worship.

PROPERTY OVERVIEW

Wake up each day to sweeping sunrise views over the West Branch Valley. Enjoy the serenity of a rural setting while staying just minutes from Lock Haven's shops, restaurants, & schools. With utilities already available, two prepared pad sites, and a paved driveway to the top, this lot is ready for your vision.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



POPULATION

13,964

21,054

25,505



TOTAL EMPLOYEES

4,928

7,481

8,195



AVERAGE HHI

\$77,475

\$85,149

\$86,444



TOTAL HOUSEHOLDS

5,568

8,367

10,172



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

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



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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

