

7582 US-220

LINDEN, PA • 17744

PROPERTY HIGHLIGHTS

- 2,435 square feet of building with a current tenant under lease
- 1.29-acre lot with potential for additional development
- Located just off US-220 with excellent visibility and traffic counts
- Ample space for customer and employee parking
- Zoned for commercial use (confirm specific zoning with local authorities)
- Join Sheetz & Dunkin' on this busy thoroughway

2,435 SF / 1.29 AC
FOR SALE

PROPERTY OVERVIEW

Seize the chance to own a versatile 1.29-acre commercial property featuring an established 2,435 sq. ft. building, located just off US Highway 220 in Lycoming County. Currently occupied by a tenant, this NNN lease offers immediate rental income with the potential for future growth. The current tenant has 1.5 years remaining with (1) 2-year option.

The building is well-situated with ample frontage, parking, and easy accessibility, making it ideal for a wide range of business uses. With its generous lot size, the site also provides expansion possibilities or redevelopment potential, depending on your investment goals.

Whether you're looking for a steady income-producing property or a strategic commercial location with room to grow, this offering delivers both stability and opportunity. Contact us for more information.

LOCATION OVERVIEW

Situated in Woodland Township, Lycoming County and along U.S. Route 220, about 7.2 miles west of downtown Williamsport and 7.9 miles east of Jersey Shore, PA.



TRADE AREA OVERVIEW

Linden is a rural community located along U.S. Route 220 in Lycoming County, Pennsylvania, just west of the City of Williamsport. Linden has ~ 2890 households with a median income around \$65,800. Route 220 serves as a primary north-south arterial connecting the Williamsport metro area with Lock Haven and Interstate 80. The corridor sees around 21,100 VPD and has attracted regional and national brands such as Sheetz with 60.2K monthly visits and Dunkin' with 25.5K monthly visits.

| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| POPULATION | 2,731 | 10,880 | 24,893 |
| TOTAL EMPLOYEES | 1,046 | 3,078 | 10,437 |
| AVERAGE HHI | \$79,066 | \$85,476 | \$83,346 |
| TOTAL HOUSEHOLDS | 1,160 | 4,508 | 10,353 |

MARKET AERIAL



SAMURAI
SUBS & PIZZA

DOLLAR GENERAL

JOURNEY
BANK

220 EATERY

ERIE
MATERIALS

SITE

RT 220 ±21,000 VPD

HARVEST
MOON LINES

DUNKIN'

SHEETZ

Level Corner

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

LISTING AGENTS:



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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.

