# 7582 US-220

## LINDEN, PA • 17744




## PROPERTY HIGHLIGHTS

- 2,435 SF retail building
- Situated on 1.29 acres
- Located along US Route 220 in Linden, PA
- Excellent potential for retail, service, or commercial uses
- Additional land area offering potential for expansion, subject to approvals
- Convenient access to the greater Williamsport market
- Suitable for an owner-user or investor
- Join Sheetz, Dunkin and Rita's Italian Ice & Frozen Custard
- Billboard lease on property for additional income.

**2,435 SF / 1.29 AC**

# FOR SALE

**KANDY WEADER**
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

Positioned along US Route 220 in Linden, this 2,435 SF retail building sits on a 1.29-acre parcel, offering a potential opportunity for retail, service-oriented businesses, or other commercial uses. The property provides ample land area with room for potential expansion. Its location along a key regional transportation corridor makes it worth considering for businesses seeking visibility and accessibility in the greater Williamsport area.

# 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.

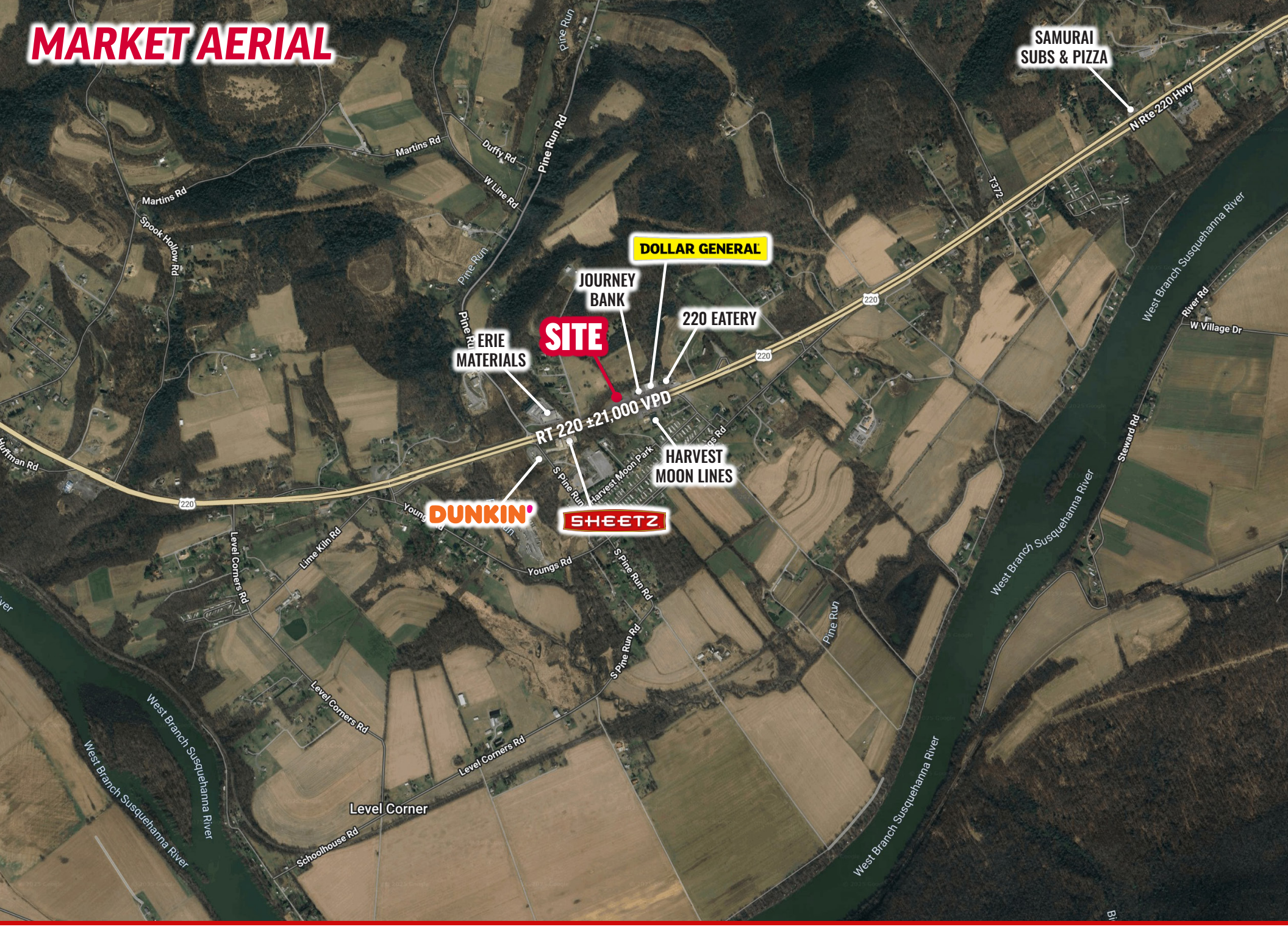
# TRADE AREA OVERVIEW

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





**KANDY WEADER**
FOR PROPERTY INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



ACTIVE MEMBER OF: RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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

***NEW JERSEY OFFICE:***
236 E. Route 38, Suite 130
Moorestown, NJ 08057

## LISTING AGENTS:



***KANDY WEADER***
kweader@bennettwilliams.com

***CONTACT US***
717.843.5555 | www.bennettwilliams.com

LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT




# 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.**

RETAIL BROKERS NETWORK  ICSC