

276 ROUTE 87 HWY

MONTOURSVILLE, PA • 17754



SITE

±3,129 SF / 0.7 AC

FOR SALE/LEASE

PROPERTY OVERVIEW

Land Lease: This .7-acre site is strategically positioned along the bustling PA-87 commercial corridor. The high-visibility location benefits from excellent frontage on a major north-south artery, offering ample paved parking and easy access for vehicles traveling between Williamsport and northern Pennsylvania destinations. The property is well-suited for retail, quick-service food, animal hospital, automotive repair, daycare, or office/medical office.

LOCATION

Nestled in the scenic Loyalsock Valley of Lycoming County, this site sits on the east bank of Loyalsock Creek, just north of Montoursville's borough center and minutes from Interstate 180 (Exit 21) and US Route 220. The Williamsport Regional Airport is located within the borough boundaries for convenient regional travel. Surrounding amenities include nearby parks like Indian Park, outdoor recreation along Mill Creek and Loyalsock Creek (ideal for fishing, boating, and hiking), and essential services such as the First National Bank of Pennsylvania and M&T Bank branches in town. The area boasts low crime rates, excellent school ratings in the Montoursville Area School District, and a family-friendly vibe, all while being a short 5-10 minute drive from downtown Williamsport's dining, shopping, and cultural attractions.

TRADE AREA

The primary trade area for this site encompasses a 5-mile radius around Montoursville, drawing from a stable population base of over 20,000 residents in the immediate Williamsport Metropolitan Statistical Area, with strong commuter traffic along PA-87. Trade extends 10-15 miles to Williamsport, capturing cross-border shoppers and airport traffic, with retail potential amplified by the site's proximity to recreational hotspots and a growing demand for quick-service options in this underserved rural-suburban corridor. Overall, the area exhibits steady growth in residential development and tourism, positioning this location for sustained foot and vehicle traffic.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	10,789	21,576	37,946
EMPLOYEES	4,273	5,662	10,379
AVERAGE HHI	\$132,411	\$119,842	\$115,945
HOUSEHOLDS	4,379	8,487	14,908

TRAFFIC COUNTS: I-180 ±40,000 VPD

PROPERTY HIGHLIGHTS:

- .7 acres of commercial land Just off of I-180 (40,000 VPD)
- Level commercial lot for lease/sale
- Great exposure to highway
- .5 miles away from Walmart & retail strip in Montoursville

MARKET OVERVIEW



SITE

Walmart

weis
FINE WINE & GOOD SPIRITS

LOWE'S

Wendy's

GameStop

SUBWAY

Advance
Auto Parts
DOLLAR GENERAL

CE MCCALL
MIDDLE SCHOOL

FedEx

Marco's
Pizza

Turkey Hill

Exxon

MONTOUR AREA
HIGH SCHOOL

Geisinger

RITE
AID

KA

Blaise
Alexander
COLLECTION CENTERS

ppl

M&T Bank

WILLIAMSPORT REGIONAL
AIRPORT

UPMC

Ford

Bennett Williams

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WEST CHESTER OFFICE:

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West Chester, PA 19380

NEW JERSEY OFFICE:

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