

# KRISTI ROAD

MUNCY, PA • 17756



## PROPERTY HIGHLIGHTS

- 2.92 acres available
- Flexible for retail, office, or industrial use
- 1 mile from "The District" - a redevelopment project at the former Lycoming Mall
- Just off of I-180 (30,000 VPD)

**±2.92 ACRES**  
**FOR SALE**

# PROPERTY OVERVIEW

The 2.92-acre commercial lot on Kristi Road in Muncy, PA 17756, represents a versatile development opportunity along a popular retail corridor to The District. The lot is zoned Suburban Mixed District and offers ample space for single-family homes, small-scale multi-unit residential builds, or light commercial uses.

# LOCATION OVERVIEW

Tucked into the serene Muncy Township along Kristi Road, a peaceful residential street off PA Route 442, this lot is enveloped by the rolling landscapes of Lycoming County, just minutes from the West Branch Susquehanna River and the newly expanded Geisinger Medical Center Muncy Campus. The site is 1 mile from "The District"- a new redevelopment project at the former Lycoming Mall and 5 minutes from Lycoming Crossing, with retailers such as Old Navy, Dick's, and Marshalls. Essential amenities abound, such as grocery options at the local Weis Markets, banking at Northumberland National Bank, and quick access to Interstate 180 (Exit 27) for a 10-minute commute to Williamsport's vibrant downtown, regional airport, and Little League World Series fields.



## DEMOGRAPHICS

### 5 MILE

### 7 MILE

### 10 MILE

#### POPULATION

16,842

30,151

61,688

#### EMPLOYEES

10,572

15,374

30,183

#### AVERAGE HHI

\$92,208

\$98,545

\$95,873

#### HOUSEHOLDS

6,593

12,070

24,089

# TRADE AREA OVERVIEW

Encompassing a primary 5-mile radius around Muncy Township, this site's trade area taps into a robust local economy serving over 12,000 residents with a median household income of \$84,096. Daily traffic along nearby PA-442 is bolstered by commuter flows to Williamsport's metro area, where secondary trade extends 10 miles to capture airport travelers and regional shoppers.

# MARKET OVERVIEW



**LYCOMING CROSSING**  
 OLD NAVY petco verizon  
 Michaels SHOE DEPT. ENCORE Marshalls  
 five BELOW Bath & Body Works  
 ULTA DICK'S



**HOOPLA'S FAMILY FUN & LONGSHOTS GRILL**



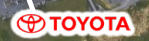
**PATTON WAREHOUSE**

**EURO OPTIC**

**FASTSIGNS**



**SITE**



**HORIZON FEDERAL CREDIT UNION**

**WOODLANDS BANK**



**KENWORTH OF PENNSYLVANIA**

# 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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## CONTACT US

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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.

