

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** **COCKEY'S** **Starbucks**



HOOPLA'S FAMILY FUN & LONGSHOTS GRILL



PATTON WAREHOUSE

EURO OPTIC

FASTSIGNS



SITE



HORIZON FEDERAL CREDIT UNION

WOODLANDS BANK



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STATE COLLEGE OFFICE:

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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:



KANDY WEADER

kweader@bennettwilliams.com



LUKE HIGGINS

lhiggins@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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