

MAYNARD COMMONS

835 1ST ST | WILLIAMSPORT, PA | 17701

SITE

±53,000 VPD



Fairfield
BY MARRIOTT

Wawa

Chick-fil-A

**2.04 ACRES LAND
FOR SALE/LEASE**

±12,000 VPD



KANDY WEADER

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- 2.04-acre shovel-ready commercial pad
- Direct adjacency to brand-new, high-volume Chick-fil-A
- Signalized corner location with frontage on Maynard St & 1st St
- Across the street from main entrance to Pennsylvania College of Technology (4,000+ students)
- Immediate co-tenancy with new Wawa convenience/gas station
- Zoned & approved for QSR/retail
- 18,000 vehicles per day on Maynard St; 2 min to I-180, 5 min to US-15
- One of the last remaining pads in the fast-emerging Maynard Commons retail node



PROPERTY OVERVIEW

DEMOGRAPHICS

3 MILE 5 MILE 7 MILE



POPULATION

42,267

52,910

64,943



TOTAL EMPLOYEES

27,485

31,687

36,476



AVERAGE HHI

\$77,523

\$84,173

\$87,867



TOTAL HOUSEHOLDS

17,781

22,347

27,379

Location! Location!

Purchase the last lot in Maynard Street Commons neighboring WaWa & Chick-Fil-A. Capitalize on this 2.04-acre cleared and level commercial pad situated at the signalized corner of Maynard St & 1st St, across from Penn College. Water, sewer, and gas available.

The zoning is supportive of retail/QSR development. The site is shovel-ready for a 4,000-8,000 sq ft building with drive-thru capability, ample parking, and dual-street access.

Join these powerful traffic generators and co-anchors!



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LOCATION OVERVIEW

Located in the heart of Williamsport's Newberry submarket, 835 1st St sits directly across Maynard Street from the main entrance to Pennsylvania College of Technology (Penn College), a 4,000+ student campus that drives significant daytime population and pedestrian traffic. The site is part of the emerging Maynard Commons retail hub, flanked by the new Chick-fil-A to the east and a recently constructed Wawa convenience store and gas station to the west, with excellent visibility and access from both Maynard Street and 1st Street. Less than five minutes from US-15 and two minutes from I-180, the location combines strong suburban residential support from the surrounding Newberry neighborhoods with institutional and commuter draw, all within a revitalized corridor benefiting from recent infrastructure upgrades and growing commercial momentum.

TRADE AREA OVERVIEW

The primary trade area within a 3-mile radius encompasses approximately 25,000 residents plus a substantial daytime population boosted by Penn College's 4,000+ students and 1,000+ staff, while the 5-mile ring expands capture to roughly 60,000 people across Lycoming County's core. With a youthful median age of 32, median household income around \$52,000-\$58,000, and a mix of student, blue-collar, and professional households, the area supports strong quick-service and convenience retail demand, evidenced by the rapid success of recent additions like Chick-fil-A and Wawa. Daily traffic counts of 8,000-10,000 vehicles on Maynard Street, combined with proximity to major employers (UPMC Williamsport, Penn College) and seasonal tourism tied to the Little League World Series, create a stable and growing customer base ideal for food, beverage, and service-oriented businesses.



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MARKET AERIAL



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:



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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.

