7951 NITTANY VALLEY DR

MILL HALL, PA | 17751





FOR SALE: COMMERCIAL AND RESIDENTIAL INVESTMENT AND/OR A TURN-KEY MECHANIC'S GARAGE

PROPERTY HIGHLIGHTS

- 1.14 acres with 7,000 sf of commercial & residential investment
- Includes a single-family home, mixed-use building with a garage & 2nd floor apartment
- Just off and visible from Rt 220 & only 1 exit from I-80 (3 miles)
- One of the busiest, signalized intersections in Clinton Co
- Nittany Valley Dr has 10k VPD and Rt 220 has 15k VPD
- Public utilities available

BW COMMERCIAL
KANDY WEADER | DERICK EVANS | KLAIR FAUSNAGHT
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. Redefined.

PROPERTY OVERVIEW

1.14-ac lot at 7951 Nittany Valley Drive in Mill Hall, PA 17751 is a potential income-producing dual-dwelling property. Sale includes a 3 bd, 1 ba home and mixed-use garage and apartment, along with a turn-key mechanic's garage. The business and equipment are available for sale separately, and the garage features a newly installed roof.

LOCATION OVERVIEW

Perched along PA-64 (Nittany Valley Drive - ±11,000 VPD) just 2 miles south of I-80 (±30,000 VPD) Exit 173, this property enjoys postcard views of Bald Eagle Mountain and instant access to Clinton County's revitalization. Walmart, Lowes, Sheetz, Wawa, Marshal's, Dollar General, and more—are only 1 exit away.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	5,421	17,985	23,599
TOTAL EMPLOYEES	2,587	7,450	8,039
AVERAGE HHI	$85,606	$77,519	$81,340
TOTAL HOUSEHOLDS	2,194	7,030	9,335



TRADE AREA OVERVIEW

A tight 5-mile radius around Mill Hall serves ~9,500 residents with solid incomes. Major employers like First Quality and Lock Haven University keep the job market strong, while I-80 and PA-64 funnel daily traffic past the property. Just 25 minutes from State College, the site also draws Penn State visitors and weekenders. 7951 Nittany Valley, Mill Hall, is ideally situated with convenient access to the 300-acre Bald Eagle State Park, Belles Springs Golf Course, nearby State Game Lands, the Clinton County Speedway, the Clinton County Fairgrounds, and other key recreational and regional attractions. With low vacancy, rising rents, and a growing love for outdoor recreation, this location offers reliable occupancy and long-term growth.

BW COMMERCIAL
KANDY WEADER | DERICK EVANS | KLAIR FAUSNAGHT
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF: RETAIL BROKERS NETWORK
COMMERCIAL BROKERAGE. Redefined.

MARKET AERIAL



BW COMMERCIAL

KANDY WEADER | DERICK EVANS | KLAIR FAUSNAGHT

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



DERICK EVANS
DEvans@bennettwilliams.com



KLAIR FAUSNAUGHT
KFausnaught@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