

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



KANDY WEADER | LUKE HIGGINS | DERICK EVANS

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



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.

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.



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.

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



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MARKET AERIAL



SITE

MILLBROOK PLAZA

- weis
- Marshall's
- Little Caesars
- OLLIE'S
- DOLLAR GENERAL
- SHOE DEPT.
- HARBOR FREIGHT TOOLS
- verizon

DOLLAR GENERAL

STATE GAME LANDS
NUMBER 255

BALD EAGLE
STATE PARK

STATE GAME LANDS
NUMBER 295



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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
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