

PINE MOUNTAIN RD

LOCKHAVEN, PA • Parcel 35-24953



RESTLESS OAKS RESTAURANT

CLINTON COUNTY CORRECTION FACILITY



±18,000 VPD
Frank D. O'Reilly Jr Hwy



±10.28 ACRES

FOR SALE

PROPERTY OVERVIEW

Exceptional opportunity to acquire ±10.28 acres of residentially positioned land along Pine Mountain Road in Lock Haven off the McElhattan exit, convenient access to Rt 220, and flexible development potential. The site features a large, mostly cleared footprint with gently sloping topography, making it ideal for a variety of residential build-to-suit development. Located just minutes from major local corridors and surrounded by established residential neighborhoods. The property is convenient for Rt-220 and halfway between Lock Haven and Williamsport. The property is ideal for single-family and/or townhouse development with water, sewer, and gas that are proximate for ease of development.

LOCATION OVERVIEW

Located along Pine Mountain Road in Lock Haven, Clinton County, the property offers excellent access just minutes from the area's main commercial and residential corridors. With quick connectivity to PA Route 220/I-99, the site provides direct access to Williamsport and State College. Surrounded by established neighborhoods, schools, healthcare providers, and Lock Haven University.

TRADE AREA

Pine Mountain Road is located just outside the City of Lock Haven in Clinton County, Pennsylvania. It offers a quiet residential setting with convenient access to key regional amenities. The area is characterized by a mix of established single-family homes, wooded landscapes, and expanding residential development, making it an attractive location for new housing opportunities.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	13,154	18,199	37,588
EMPLOYEES	3,419	4,081	10,711
AVERAGE HHI	\$90,455	\$92,257	\$85,079
HOUSEHOLDS	5,258	7,263	14,870

PROPERTY HIGHLIGHTS

- ±10.28 acres
- Large, contiguous parcel with flexible layout options
- Minutes to PA Route 220 / I-99 interchange
- Mostly cleared with gently sloping, development-ready topography
- Scenic residential environment

TRAFFIC COUNTS

- PA Route 220: ±18,000 VPD
- McElhattan Dr: ±5,574 VPD

CONCEPT PLAN



MARKET AERIAL



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

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About Bennett Williams

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