

# 1980 ROUTE 54

MONTGOMERY, PA 17752



±3,200 SF / ±1.52 AC

**FOR SALE**

## PROPERTY OVERVIEW

Positioned along the highly traveled Route 54 corridor in Montgomery, PA, this 3,200 square foot freestanding commercial building offers an excellent opportunity for medical users, professional offices, or redevelopment. Situated on 1.52 acres, the property provides ample parking, strong road visibility, and convenient access to surrounding communities throughout Lycoming and Northumberland Counties.

Whether you are an owner-user looking for a medical or professional office location or a developer seeking a well-positioned commercial site, 1980 Route 54 offers flexibility, visibility, and long-term potential in the Montgomery market.



## LOCATION OVERVIEW

1980 Route 54 is strategically located along a well-traveled commercial corridor in Montgomery, Lycoming County, Pennsylvania. The property benefits from direct frontage on Route 54, a primary east-west arterial connecting Montgomery to surrounding communities and regional employment centers. The site is positioned just minutes from major transportation routes, including US Route 15 and I-180, providing convenient access to Williamsport, Interstate 80, and the greater North-Central Pennsylvania region.

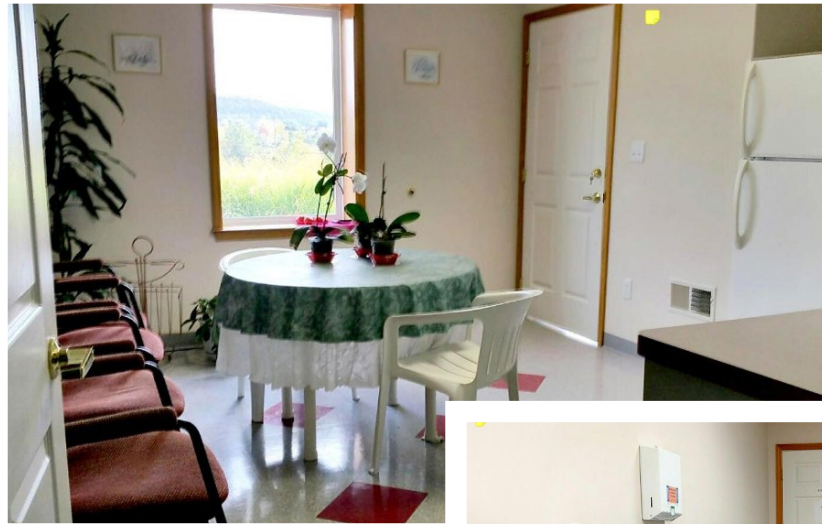
The immediate area features a mix of commercial, medical, residential, and light industrial uses, creating a stable and diversified trade area. Nearby employers, residential neighborhoods, and local services contribute to consistent daily traffic and strong visibility for businesses serving both local and regional customers.

Montgomery is centrally located within Lycoming County and offers a business-friendly environment with proximity to healthcare facilities, schools, and municipal services. This location is well suited for professional office, medical, service-oriented, or adaptive commercial uses seeking accessibility, visibility, and ample land area within an established corridor.

# TRADE AREA

1980 Route 54 is strategically located in Montgomery Borough, Lycoming County, Pennsylvania, along the primary east-west corridor connecting the Route 15/I-180 interchange with Montoursville, Muncy, and the greater Williamsport market. Route 54 serves as a key commuter and commercial artery, carrying steady daily traffic and providing direct access to regional employment centers, healthcare facilities, and retail nodes throughout the West Branch Susquehanna Valley.

The property draws from a broad trade area that includes Montgomery, South Williamsport, Montoursville, Muncy, and Williamsport, benefiting from a mix of residential neighborhoods, medical and professional office users, light industrial employers, and national retailers. The surrounding area is characterized by stable demographics, strong owner-occupied housing, and consistent demand for neighborhood-serving commercial uses. Proximity to Route 15 allows convenient north-south access to Lock Haven and Interstate 80, expanding the site's reach beyond Lycoming County and enhancing its appeal for office, medical, and service-oriented users seeking regional visibility and accessibility.



## POPULATION

5 MILE- 13,886  
7 MILE- 36,346  
10 MILE- 87,648



## EMPLOYEES

5 MILE- 7,832  
7 MILE- 18,346  
10 MILE- 44,011



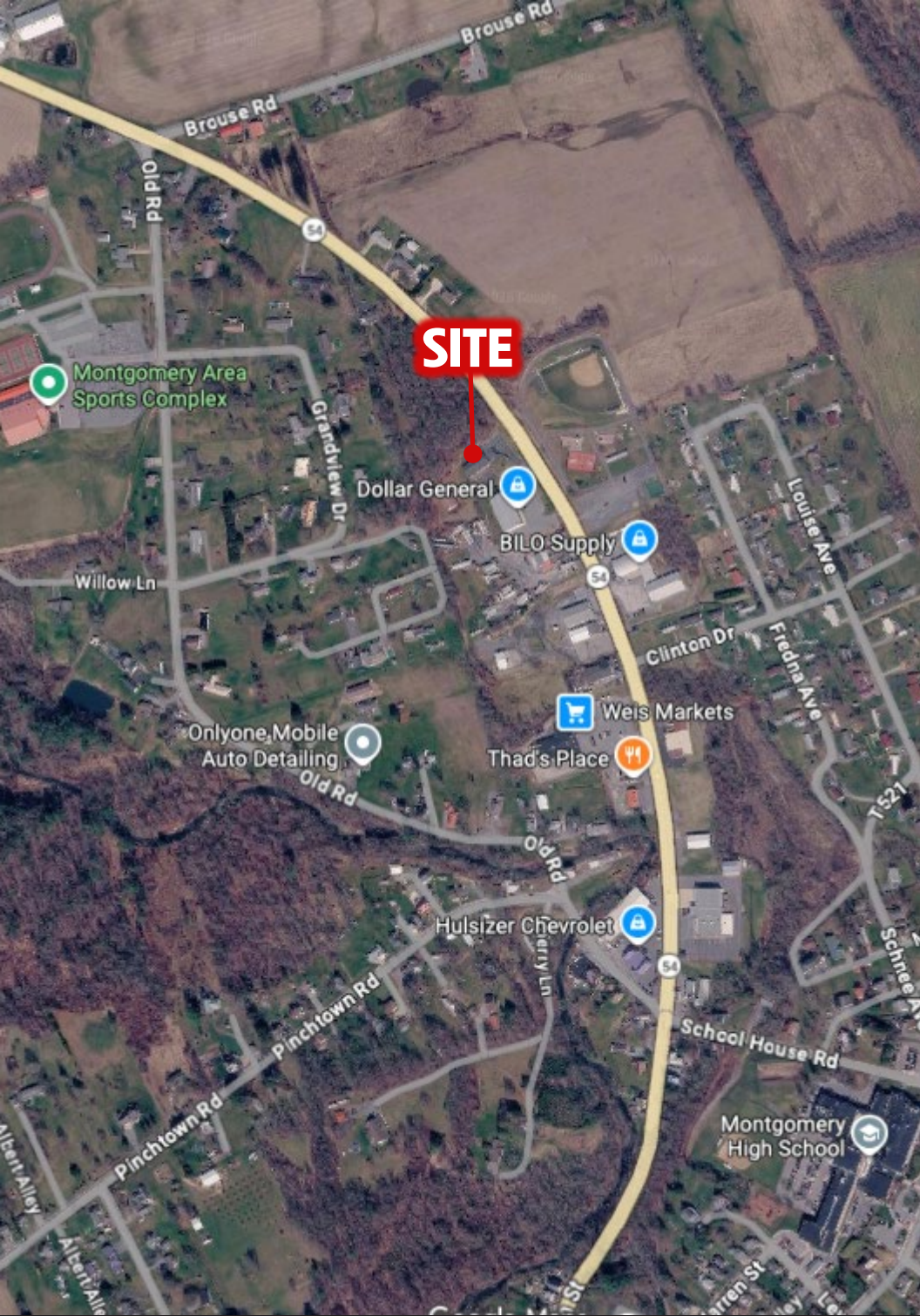
## AVERAGE HHI

5 MILE- \$90,201  
7 MILE- \$94,029  
10 MILE- \$89,612



## HOUSEHOLDS

5 MILE- 3,978  
7 MILE- 13,558  
10 MILE- 34,652



## PROPERTY HIGHLIGHTS

±3,200 SF freestanding commercial building

Situated on a generous ±1.52-acre parcel

Former dental/medical office – ideal for healthcare, professional office, or adaptive reuse

Excellent visibility and frontage along Route 54 and easy access to Route 15 and regional transportation corridors

Ample on-site parking with room for expansion or reconfiguration

Well-located between Williamsport, Lewisburg, and surrounding North Central PA markets

Surrounded by a mix of residential neighborhoods and local businesses



# MARKET OVERVIEW



# 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

## LISTING AGENTS:



### KANDY WEADER

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### DERICK EVANS

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## CONTACT US

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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.

