

2558 N SUSQUEHANNA TRAIL

SHAMOKIN DAM, PA 17801

±19,000 VPD

SITE

±37,000 VPD

ORCHARD HILLS SC



±1.13 ACRES
FOR LEASE



Bob Evans



KOHL'S



MONROE MARKETPLACE



PROPERTY OVERVIEW

GROUND LEASE/BUILT-TO-SUIT: The land at 2558 N. Susquehanna Trail offers a prime 1.13-acre development opportunity in the heart of Shamokin Dam's busiest retail corridor. Zoned Highway Commercial, the property supports a wide variety of uses, including retail, restaurant, office, medical, automotive, and service businesses. Located along the highly traveled Route 11/15 corridor with exposure to approximately 37,000+ vehicles per day, the site provides outstanding visibility and accessibility near major national brands, including Walmart, Target, Lowe's, Starbucks, McDonald's, and Texas Roadhouse, positioning your business in one of Central Pennsylvania's strongest commercial trade areas.

LOCATION OVERVIEW

Located in the heart of Shamokin Dam's premier commercial corridor, 2558 N. Susquehanna Trail offers exceptional access, visibility, and connectivity along the heavily traveled Route 11/15 corridor. The property sits among a strong concentration of national retailers, restaurants, and service providers, making it a highly desirable destination for businesses seeking regional exposure. Positioned just minutes from Selinsgrove and Sunbury, the location draws consistent traffic from throughout the Susquehanna Valley and benefits approximately 37,000+ vehicles per day. With convenient highway access and proximity to major retail anchors, the site is ideally suited for a wide range of commercial and redevelopment opportunities.



DEMOGRAPHICS

5 MILE

7 MILE

10 MILE

POPULATION

34,255

41,441

67,747

EMPLOYEES

16,064

17,979

27,100

AVERAGE HHI

\$91,185

\$95,636

\$102,108

HOUSEHOLDS

14,258

17,159

26,988

TRADE AREA

The Central Susquehanna Valley continues to experience significant infrastructure and commercial investment, highlighted by the ongoing expansion and improvement of projects along the Route 11/15 corridor. These upgrades are designed to enhance traffic flow, accessibility, and long-term regional growth, further strengthening the corridor's position as a key transportation and business route through Central Pennsylvania. The area serves a broad, multi-county consumer base and benefits from steady economic activity driven by healthcare, education, manufacturing, and retail sectors. Continued public and private investment throughout the corridor is fueling additional commercial interest and creating long-term upsides for businesses and developers entering the market.



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

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COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- Ground lease/built-to-suit
- 1.13-acre commercial site along highly traveled Route 11/15
- Highway Commercial zoning allows for a wide range of commercial uses
- Exposure to approximately 34,000+ vehicles per day
- Surrounded by major national retailers, restaurants, and service providers
- Strong visibility and convenient access in Shamokin Dam's primary retail corridor
- Positioned within a growing trade area benefiting from ongoing highway infrastructure improvements
- Ideal opportunity for retail, restaurant, medical, office, automotive, or redevelopment users
- Centrally located within the Susquehanna Valley regional market serving multiple counties



CONCEPT PLAN #1

±37,000 VPD



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CONCEPT PLAN #2

±37,000 VPD



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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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.

