

902 ALLEGHENY ST

JERSEY SHORE, PA | 17740



±802 SF
FOR SALE



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

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



ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Join a brand-new commercial development at 94 Walnut Lane in Jersey Shore, PA, anchored by a new Dunkin location. The development offers an excellent opportunity for a complementary retail, restaurant, medical, office, or service-oriented user seeking a high-quality location within an established regional trade area. The 1,912 SF space located directly behind Dunkin provides an opportunity to benefit from the activity and traffic generated by the development while offering convenient access for customers and employees. The property is strategically positioned near U.S. Route 220, providing easy connectivity to Jersey Shore, Williamsport, Lock Haven, and surrounding communities. This is an ideal opportunity for a business looking to establish a presence in a new, modern commercial development with a strong national-credit co-tenant.

LOCATION

Strategically located along Allegheny Street (US Route 44), one of Jersey Shore's primary commercial corridors, this property benefits from excellent visibility and easy access. Surrounded by a mix of established retailers, restaurants, financial institutions, and service businesses, the location serves both local residents and commuters traveling through the area. Its central position within the borough provides convenient access to nearby neighborhoods while also drawing traffic from the greater Lycoming and Clinton County markets, making it an ideal location for businesses seeking strong exposure and accessibility.

TRADE AREA

The property serves the greater Jersey Shore, Lycoming County, and Clinton County markets, drawing customers from the surrounding residential communities as well as travelers along the Route 44 corridor. Jersey Shore acts as a regional hub for business, dining, healthcare, banking, and professional services, attracting consistent local and commuter traffic. Its proximity to US Route 220 (Future I-99 Corridor) provides convenient access to Williamsport, Lock Haven, and surrounding communities, making this an ideal location for businesses seeking to serve a broad Central Pennsylvania customer base.

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

POPULATION

8,556

13,073

19,402

EMPLOYEES

3,007

4,009

4,968

AVERAGE HHI

\$86,739

\$88,648

\$91,390

HOUSEHOLDS

3,546

5,427

7,962

TRAFFIC COUNTS: Allegheny Street (±7,000 VPD)



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HIGHLIGHTS

- 802 SF of versatile commercial space suitable for office, retail, banking, medical, or service-related users
- Located along Allegheny Street (US Route 44), one of Jersey Shore's primary commercial corridors
- Excellent visibility and exposure with strong frontage and signage opportunities
- Features an existing drive-thru, providing added convenience and operational flexibility
- Includes rear access for deliveries, employees, and additional functionality
- Flexible layout adaptable for a variety of business concepts
- Conveniently located within the Jersey Shore community and greater Lycoming County trade area
- Easy access to surrounding markets, including Williamsport, Lock Haven, and the US Route 220 corridor
- Ideal opportunity for a business seeking a highly accessible and visible location in Central Pennsylvania
- Turn-key printing business can also be purchased with the real estate.



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MARKET AERIAL



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COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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LANCASTER OFFICE:

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Lancaster, PA 17601

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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



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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.

