RT 150 LOT 2

Avis, PA | 17740

FOR LEASE

±1,912 SF OF IN-LINE SPACE



HIGHLIGHTS

- 1,912 SF commercial space available
- Located within a brand-new commercial development
- New Dunkin as a prominent co-tenant
- Excellent opportunity to benefit from Dunkin-generated customer traffic
- Convenient access to U.S. Route 220
- Easily accessible from Jersey Shore, Williamsport, Lock Haven, and surrounding communities
- Suitable for a variety of retail, restaurant, medical, office, and service uses
- Ample opportunity for customer and employee parking
- Ideal location for a business seeking visibility, accessibility, and a strong national-brand co-tenant

KLAIR FAUSNAUGHT | DERICK EVANS | KANDY WEADER
For Lease 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

94 Walnut Lane is strategically located in Jersey Shore, PA, within a new commercial development featuring a Dunkin as a prominent co-tenant. The property offers excellent accessibility with convenient proximity to U.S. Route 220, providing direct connections to Williamsport, Lock Haven, and surrounding communities throughout Lycoming County. The location benefits from its position along a key regional transportation corridor, making it easily accessible to both local residents and commuters.

TRADE AREA

94 Walnut Lane is positioned within the established Jersey Shore trade area, serving residents, commuters, and businesses throughout northern Lycoming County. Jersey Shore functions as a regional hub for retail, restaurants, professional services, and everyday consumer needs, drawing customers from the surrounding communities. The property's proximity to U.S. Route 220 provides access to a broader regional customer base, with convenient connections to Williamsport, Lock Haven, and surrounding communities. The new Dunkin development will further enhance the site's draw and create an opportunity for the 1,912 SF available space to benefit from consistent daily traffic and cross-shopping generated by the development. The location is well suited for a variety of retail, restaurant, medical, office, and service uses seeking to capture both local and drive-by customers within a growing regional market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	7,546	13,312	20,703
EMPLOYEES	1,495	3,646	5,817
AVERAGE HHI	$91,822	$92,244	$89,789
HOUSEHOLDS	3,090	5,461	8,597

TRAFFIC COUNTS: US 220 (±18,000 VPD)

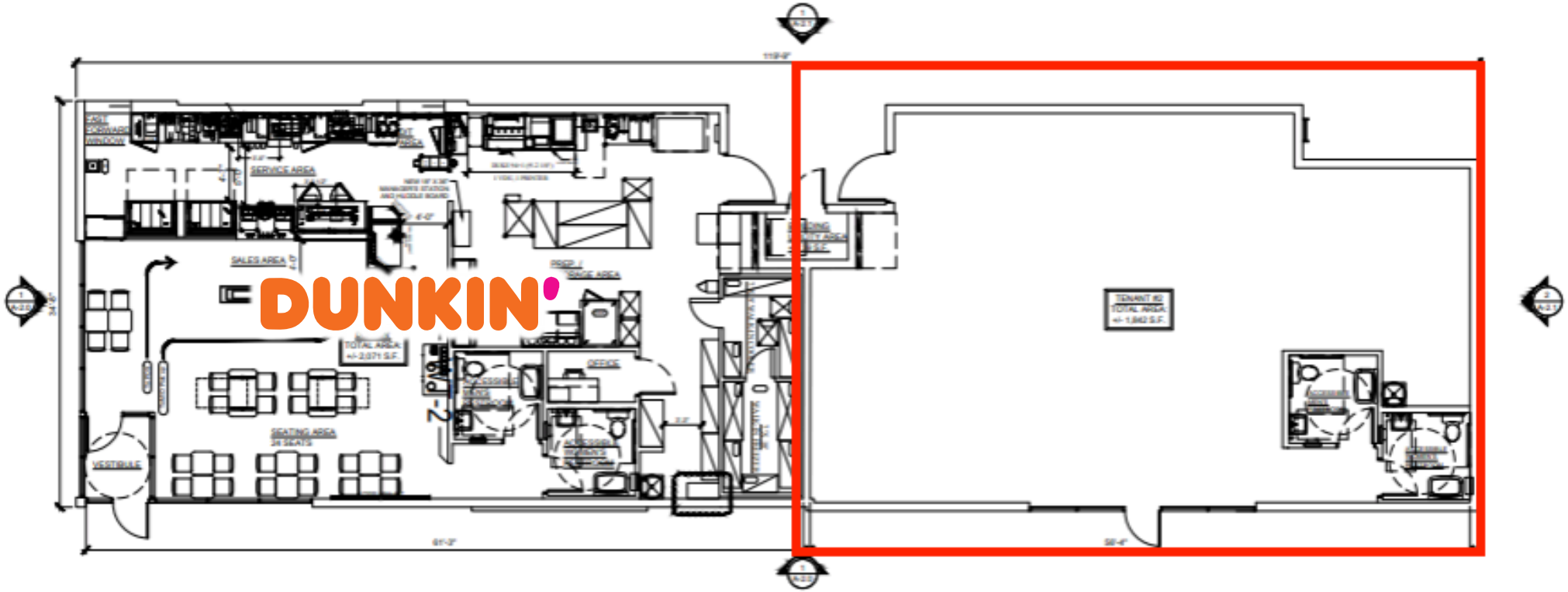


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FLOOR PLAN


DUNKIN'
SERVICE AREA
SALES AREA
SEATING AREA
24 SEATS
VESTIBULE
OFFICE
TOTAL AREA
+/- 2,071 S.F.
TENANT ID
TOTAL AREA
+/- 1,840 S.F.

MARKET AERIAL



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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

NEW JERSEY OFFICE:
236 E. Route 38, Suite 130
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LANDLORD REPRESENTATION | TENANT REPRESENTATION | INVESTMENT SALES | PROPERTY MANAGEMENT



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.

RETAIL BROKERS NETWORK

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