RT 150 LOT 7

Avis, PA | 17740



HIGHLIGHTS

- 0.9 Acres of commercially zoned land
- Excellent commercial development opportunity
- Convenient access to U.S. Route 220
- Nearby national brands such as Dunkin, Onvo, Burger King, and Dollar General
- Minutes from Jersey Shore and surrounding communities
- Easy connectivity to Williamsport and Lock Haven
- Ideal for a variety of potential retail, service, office, or commercial uses
- Ample acreage for development, parking, and site improvements
- Attractive opportunity for developers, investors, and owner-users

FOR SALE

BW **KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT**
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PROPERTY OVERVIEW

Excellent commercial development opportunity located at Rt 150, Lot 7, in Jersey Shore, PA. This 0.9-acre parcel is commercially zoned, providing a substantial land opportunity for a variety of potential business and development uses, subject to municipal approvals. The property offers a generous development footprint while being surrounded by national brands with access to surrounding residential and commercial areas of Williamsport and Lock Haven. Ideal for developers, investors, or businesses seeking a strategically positioned commercial site with room for future growth.

LOCATION

Strategically located on Rt 150, this site offers convenient access to major transportation routes serving the region. The property is situated just minutes from U.S. Route 220, providing efficient north-south connectivity to Williamsport, Lock Haven, and surrounding communities. This proximity to a major regional highway enhances accessibility for customers, employees, and commercial traffic while providing convenient connections throughout Clinton County and beyond

TRADE AREA

The property is positioned within the Jersey Shore trade area, serving a broad customer base throughout northern Lycoming County and the surrounding communities. Jersey Shore functions as a regional hub for retail, services, employment, and daily needs for residents in the borough and surrounding townships. Convenient access to U.S. Route 220 expands the property's trade area by providing a direct connection to Williamsport, Lock Haven, and other communities throughout the region.

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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MARKET AERIAL



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STATE COLLEGE OFFICE:
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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.

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