501 E WALNUT ST

LOCK HAVEN, PA | 17745



PROPERTY HIGHLIGHTS

- 12,800 SF building on 1.44 acres
- Versatile layout for industrial flex and retail users
- Multiple rooms, 2 bathrooms, office space on the second floor, and plenty of parking
- Right off Route 220 at Exit 111, with fast, direct highway access
- Easy access to Interstate 80, roughly 10 miles south of the area
- About 25-30 minutes to Williamsport and 40-45 minutes to State College
- Close to Lock Haven's business district, local services, and amenities

±12,800 SF
INDUSTRIAL FLEX/RETAIL
FOR SALE

BW **KLAIR FAUSNAUGHT | KANDY WEADER | DERICK EVANS**
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DESCRIPTION

501 E Walnut Street in Lock Haven, PA is a 12,800 SF building well suited to industrial flex and retail users. It is an existing health club with multiple rooms, remodeled in 2018, and it has both air conditioning and heat. The second floor has office space, which pairs well with the first-floor rooms for a flex user who needs working space and administrative space under one roof. The layout can also support light industrial, showroom, and service uses, alone or in combination. The property sits right off the Rt 220, so tenants get quick access for shipping and receiving, field crews, employees, and customers. It is also close to Lock Haven's central business district, local services, and the area's workforce.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	14,140	20,514	24,313
EMPLOYEES	5,794	7,628	8,138
AVERAGE HHI	$77,541	$84,340	$87,442
HOUSEHOLDS	5,617	8,132	9,659

TRAFFIC COUNTS: E Walnut St (±5,000 VPD)



LOCATION

501 E Walnut Street in Lock Haven, PA 17745 sits right off Route 220 at Exit 111. That gives tenants fast, direct highway access for shipping and receiving, employee commutes, and customer visits. The location suits flex, industrial, and office users who need to reach regional markets. It is also close to Lock Haven's business district and local services, so tenants can reach the area's workforce and everyday amenities easily. Quick highway access and an established in-town location make this a practical, well-connected base for a wide range of operations.

TRADE AREA

Lock Haven, in Clinton County, sits between the State College and Williamsport markets, about 35 miles (40-45 minutes) from State College and 28 miles (25-30 minutes) from Williamsport. Route 220 runs through the area and is roughly 10 miles north of Interstate 80, which gives industrial and distribution users good regional access. The local economy is anchored by manufacturing, healthcare, and higher education, with major employers including First Quality Enterprises, UPMC Lock Haven, Croda, Truck-Lite, and Commonwealth University – Lock Haven. The tri-county labor pool of Clinton, Lycoming, and Centre counties includes over 100,000 people within a 45-minute commute. Competitive lease rates and lower operating costs than State College make the market attractive to flex, industrial, and back-office users.

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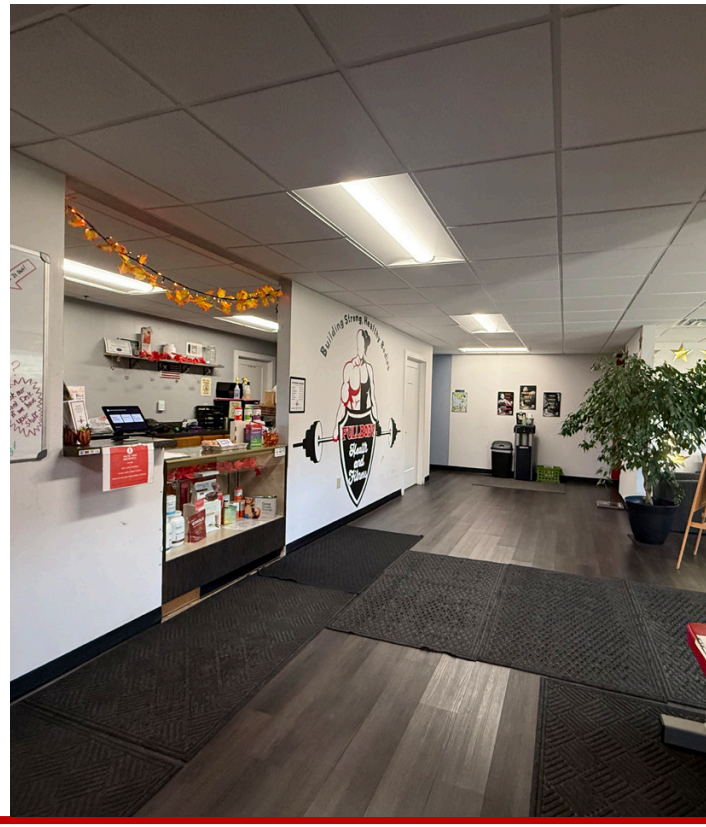
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MARKET AERIAL



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About Bennett Williams

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