

2.5 Acre Retail Pad Site - Walmart Out-Parcel

190 International Drive, Lewisburg, PA 17837



OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	Fully Leased
Lot Size:	2.5 Acres
Building Size:	11,000 SF
Zoning:	C-Commercial
Market:	Lewisburg Borough
Traffic Count:	28,000
Price / SF:	\$136.36

PROPERTY OVERVIEW

2.5 acre retail pad site supporting up to 11,000 SF located on Route 15, a major highway in the area which attracts 28,000 VPD. The location is a corner lot with great visibility along Route 15 and AJK Boulevard, an entrance to a Super Walmart and neighboring retail center. With surrounding retailers such as Walmart, Sheetz, Autozone, Dollar Tree, GameStop, and Big Lots, the high traffic volume drawn to the area provides for large retail opportunity. Some exclusion restrictions apply.

PROPERTY HIGHLIGHTS

- At entrance to Walmart
- Corner lot - supports up to 11,000SF
- Great Visibility
- High Traffic Volume
- Great location for any retail use

Terri Mickens, CCIM

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LOCATION INFORMATION

Street Address	190 International Drive
City, State, Zip	Lewisburg, PA 17837
County	Union
Market	Lewisburg Borough
Cross-Streets	West Branch Hwy (Rt 11/15) and AJK Blvd
Signal Intersection	Yes

BUILDING INFORMATION

Number Of Lots	1
Maximum Building Size	11,000

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Property Address: 190 International Drive, Lewisburg, PA 17837

Property Type: Retail

Lot Size: 2.5 AC

Building Size: 11,000 SF

Zoning: C-Commercial

Rail Access: N/A

Cross Streets: West Branch Hwy (Rt 11/15) and AJK Blvd



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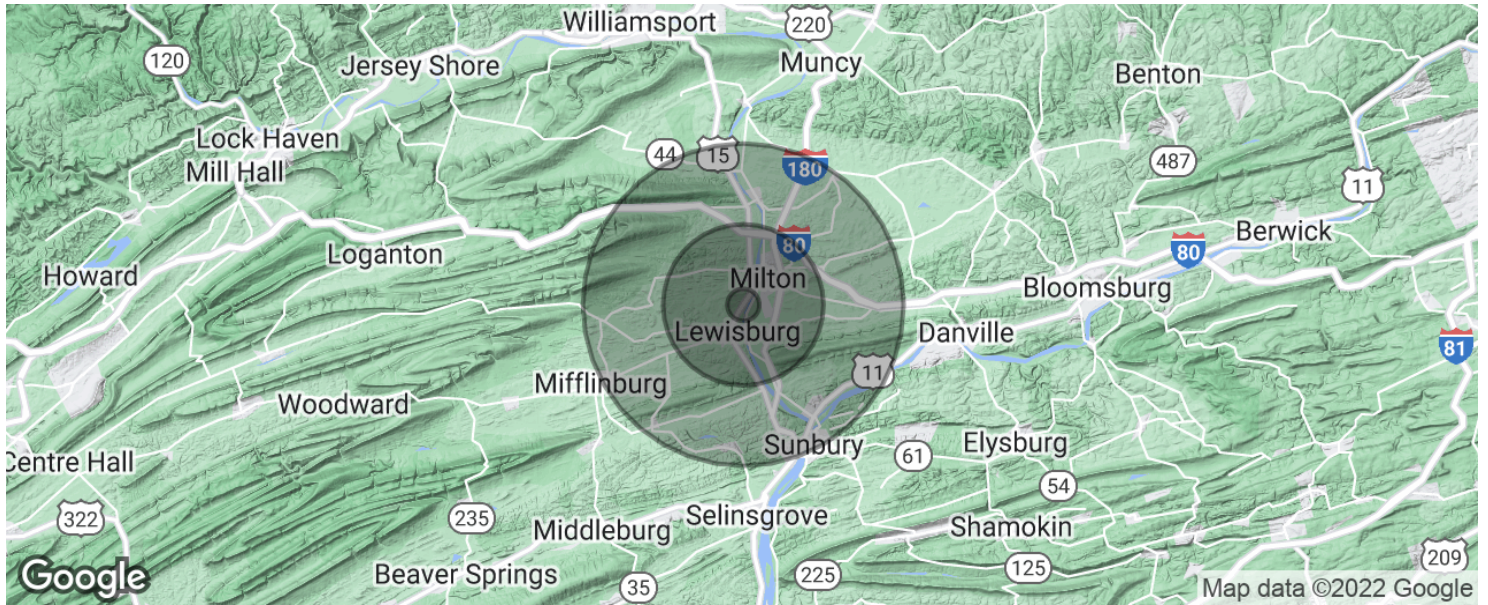
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	484	30,258	73,477
Median age	43.8	39.2	41.2
Median age (Male)	38.0	36.8	38.8
Median age (Female)	47.3	40.9	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	206	11,268	28,166
# of persons per HH	2.3	2.7	2.6
Average HH income	\$52,862	\$56,662	\$59,425
Average house value	\$211,240	\$192,066	\$189,139

* Demographic data derived from 2020 ACS - US Census

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