

1.33 AC Retail Site

1503 E Third St, Williamsport, PA 17701



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	Fully Leased
Lot Size:	1.33 Acres
Year Built:	1980
Building Size:	6,228 SF
Zoning:	CR- Commercial - Restaurant
Market:	Williamsport Borough
Price / SF:	\$200.71

PROPERTY OVERVIEW

1.33 acre pad site suitable for almost any commercial use located right off of I-180 in Williamsport, PA. Currently supports a 6,288sf restaurant, but is a suitable size for many commercial uses such as office, hospitality, fast food or restaurant. Great location in Williamsport along "Golden Strip", one of Williamsport's premier locations for retail use. Adjacent to and shared access with Santander Bank.

PROPERTY HIGHLIGHTS

- 1.33 Acre Pad with 6,288 SF Stand-Alone Building
- Located Along Retail Strip
- Current Building Acting as Restaurant but is Suitable for Almost Any Commercial Use
- Great Visibility and High Traffic Volume
- Recently Renovated

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354

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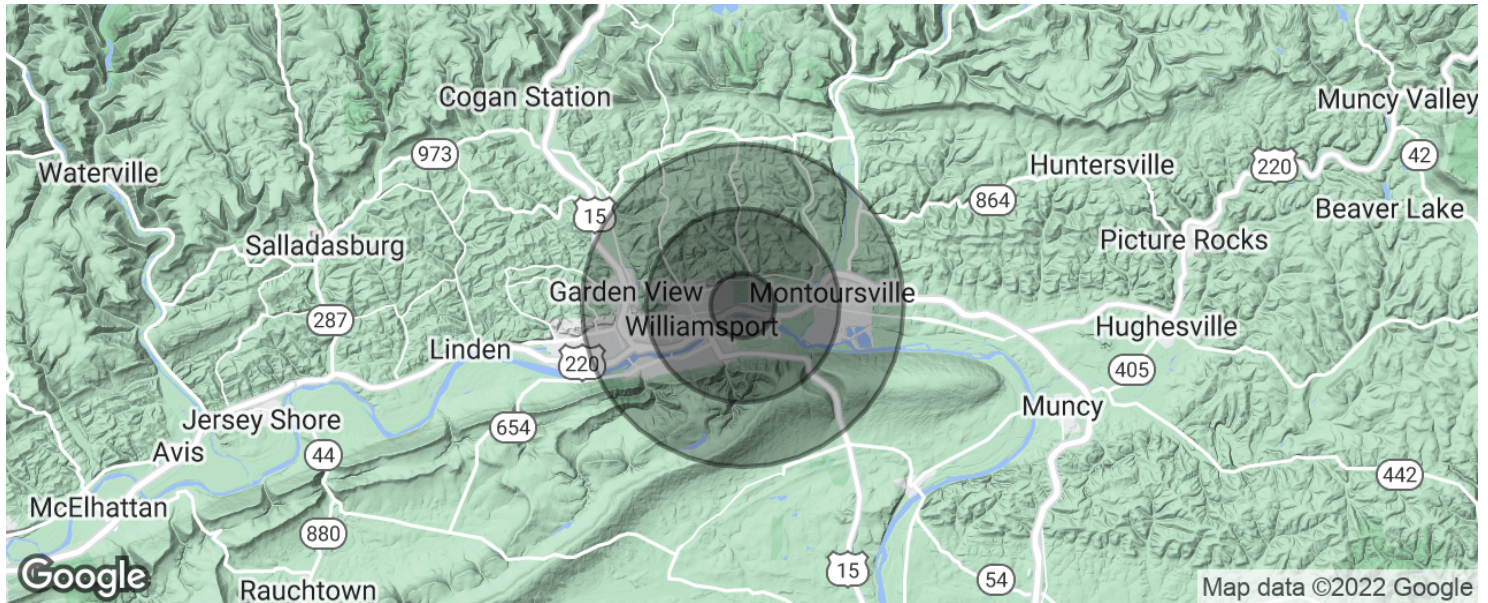
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,031	37,260	63,068
Median age	43.9	39.1	38.9
Median age (Male)	41.2	36.1	35.4
Median age (Female)	46.3	42.1	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,276	15,524	25,839
# of persons per HH	2.2	2.4	2.4
Average HH income	\$49,192	\$47,881	\$48,343
Average house value	\$131,699	\$131,151	\$135,091

* Demographic data derived from 2020 ACS - US Census

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