

1.33 AC Retail Site

1503 E Third St, Williamsport, PA 17701



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	1.33 Acres
Year Built:	1980
Building Size:	6,228 SF
Zoning:	CR- Commercial - Restaurant
Market:	Williamsport Borough

PROPERTY OVERVIEW

6,288 SF recently renovated restaurant on 1.33 acre pad site suitable for almost any commercial use located right off of I-180 in Williamsport, PA. Currently used as a restaurant, but is a suitable size for commercial use such as banks, hotels, fast food or office. Ideal location in Williamsport along "Golden Strip", one of Williamsport's premier locations for commercial use.

PROPERTY HIGHLIGHTS

- 1.33 acre pad with 6,288 SF stand-alone building
- Located along commercial 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

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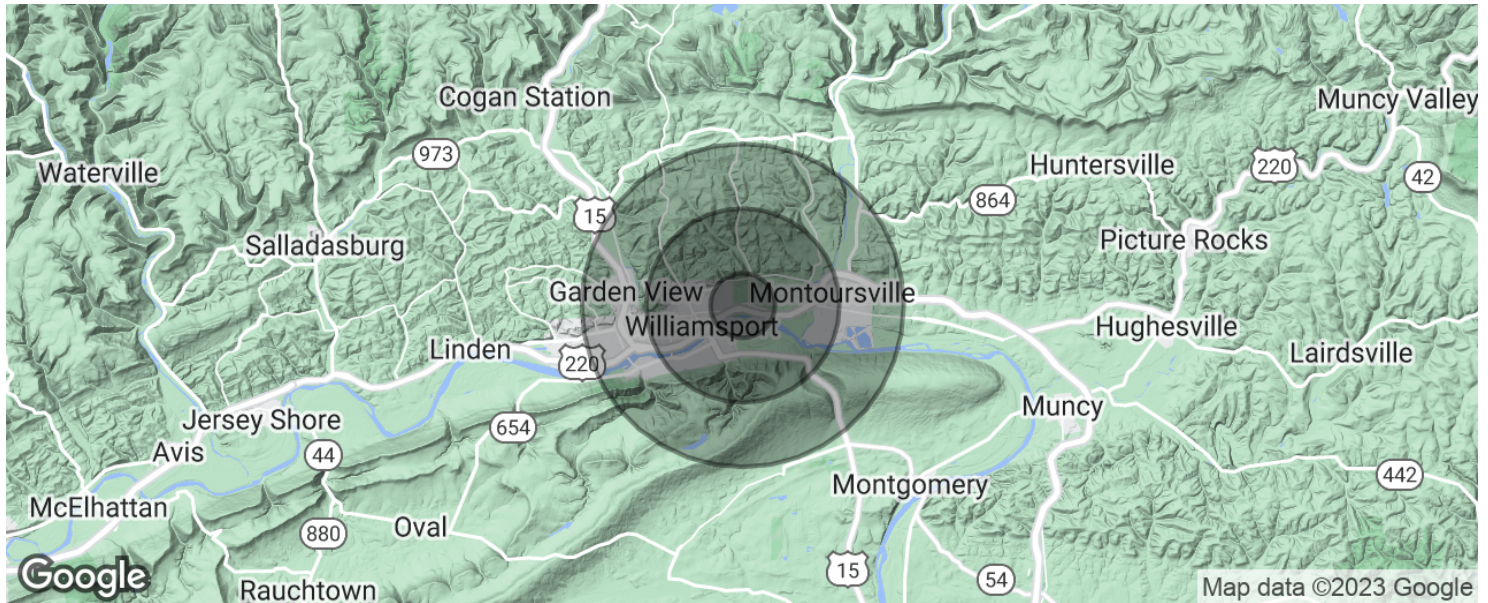
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,031	37,260	63,068
Median age	43.9	39.1	38.9
Median age (Male)	41.2	36.1	35.4
Median age (Female)	46.3	42.1	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,276	15,524	25,839
# of 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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