

FORMER BANK

2502 E 3RD ST, WILLIAMSPORT PA

1.24 ACRES
FOR SALE/LEASE

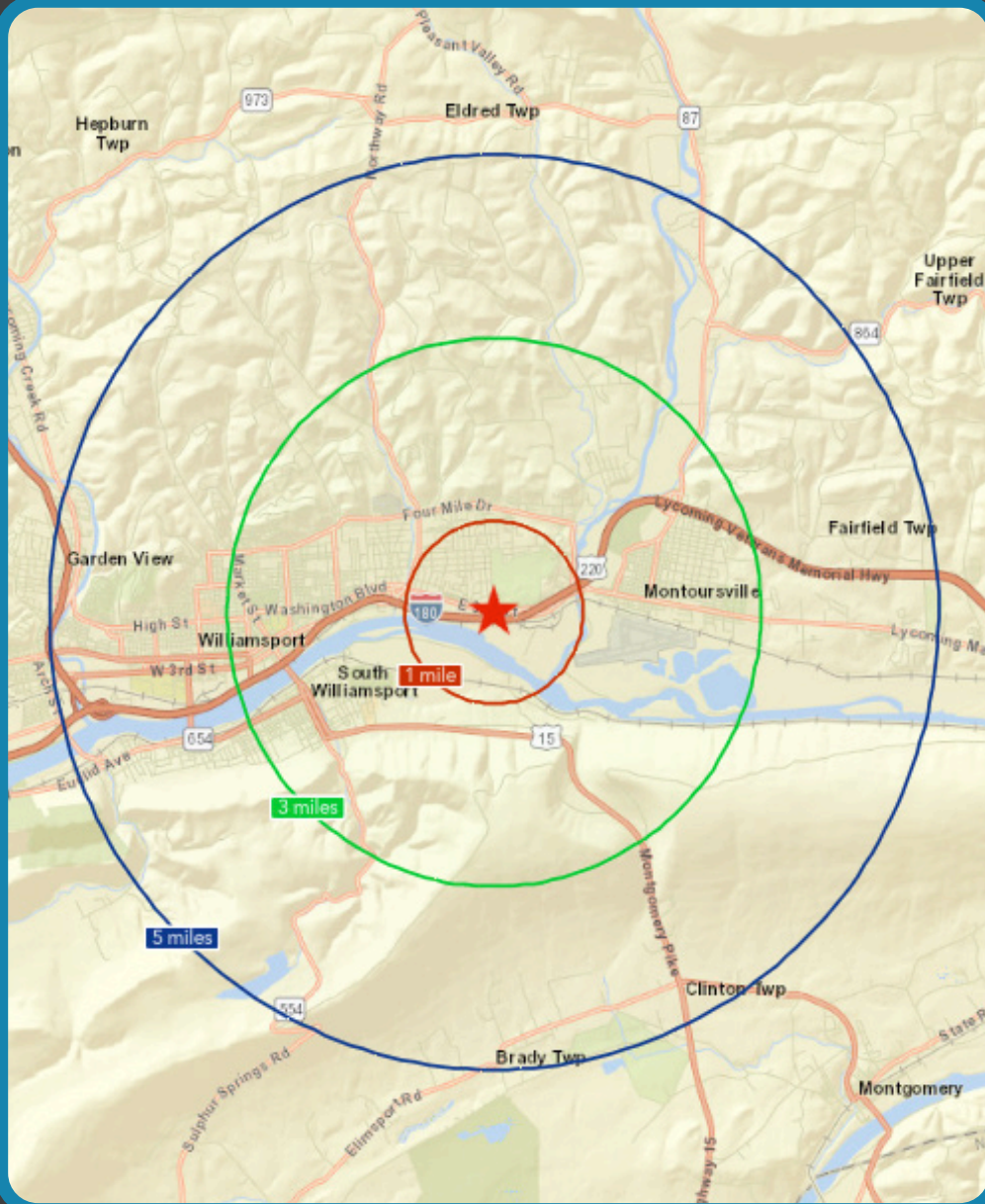


IDEAL USES

BANKS, MEDICAL OFFICE, RESTAURANT,
DRIVE THRU, CONVENIENCE STORE

FACTS & DEMOGRAPHICS

2502 E 3RD ST, WILLIAMSPORT PA



BUILDING INFORMATION

LIST PRICE: \$2,300,000.00
LEASE RATE: Undisclosed
BUILDING SIZE: 6,200 Total Leasable Area
PARCEL: 1.24
SQUARE FOOTAGE: 6,200sf
ZONING: COM P

TWP: Muhlenberg
COUNTY: Berks
REAL ESTATE TAXES: \$15,520
PROPERTY INSURANCE: TBD
COMMON AREA MAINTENANCE: TBD
YEAR BUILT: 1992

FACTS

- » Located directly next to a Top Performing Aldi, (Top 10% in U.S.) *placer.AI
- » Desirable Trade Area | 54K+ residents within 5-miles and \$69K in Average Household Income
- » Expanding Economy | Consumer Spending expected to increase by 9% in the next 5 years
- » College Town | Pennsylvania College of Technology (4.5K+ Students) & Lycoming College (1K+ Students) within 3-miles
- » Top Employers - Susquehanna Health, Pennsylvania College of Technology, Aramark

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	3,101	27,736	49,953
2029 Population Projection	3,080	27,569	49,610
Change (%)	-0.14%	-0.12%	-0.14%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	1,366	12,150	21,025
2029 Households Projection	1,379	12,290	21,246

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2023 Average HH Income	\$101,407	\$85,670	\$83,711

SITE PLAN

2502 E 3RD ST, WILLIAMSPORT PA



CLOSE-IN AERIAL

2502 E 3RD ST, WILLIAMSPORT PA



220
SUSQUEHANNA BELTWAY | 33,391 VPD



EAST 3RD ST. | 19,041 VPD



MARKET AERIAL

2502 E 3RD ST, WILLIAMSPORT PA



EAST 3RD ST. | 19,041 VPD

SITE

SUSQUEHANNA BELTWAY

LOYAL PLAZA

- KFC
- PETSMART
- Fulton Bank
- DOLLAR TREE
- Party City
- T Mobile
- Little Caesars
- UPS
- TJ-maxx
- JO-ANN fabric and craft stores
- HomeGoods
- Aerotek
- GNC LIVE WELL
- Arbys
- FRIDAYS
- H&R BLOCK
- SHOE CARNIVAL

LOYAL PLAZA

- GIANT
- HOBBY LOBBY
- Staples
- RITE AID
- RED LOBSTER
- crumbl COOKIES
- FINE WINE & GOOD SPIRITS
- TRUIST
- ME verizon
- Advance Auto Parts



DRONE

2502 E 3RD ST, WILLIAMSPORT PA





FOR MORE INFORMATION CONTACT:

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