

MSC



Lycoming Creek Rd
(8,900 AADT)

Access to site from
Northbound traffic on
Rt-15 (24,000 AADT)

WILLIAMSPORT, PA

1811 ROOSEVELT AVE

2,000 - 4,000 SF SPACES AVAILABLE FOR LEASE



1811 ROOSEVELT AVE

JASON BOCK
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215.883.7403

SCOTT WEISS
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215.883.7396



- Situated on Lycoming Creek Road (8,900 AADT)
- Free standing opportunity with pylon signage and ample parking
- Nearby access to Route 15 (24,000 AADT)
- Positioned adjacent to new Aldi development with CVS, Weis and other major retailers nearby

DEMOGRAPHICS

 **EST. POPULATION**
3 mi 40,502 | 5 mi 55,104 | 7 mi 65,336

 **EST. TOTAL EMPLOYEES**
3 mi 25,418 | 5 mi 32,774 | 7 mi 37,690

 **EST. AVG HH INCOME**
3 mi \$64,889 | 5 mi \$67,586 | 7 mi \$69,234

 **EST. MED HH INCOME**
3 mi \$52,083 | 5 mi \$53,658 | 7 mi \$69,234

 **MEDIAN AGE**
3 mi 36.0 | 5 mi 38.9 | 7 mi 39.9

JOIN THESE AREA TENANTS



WILLIAMSPORT, PA

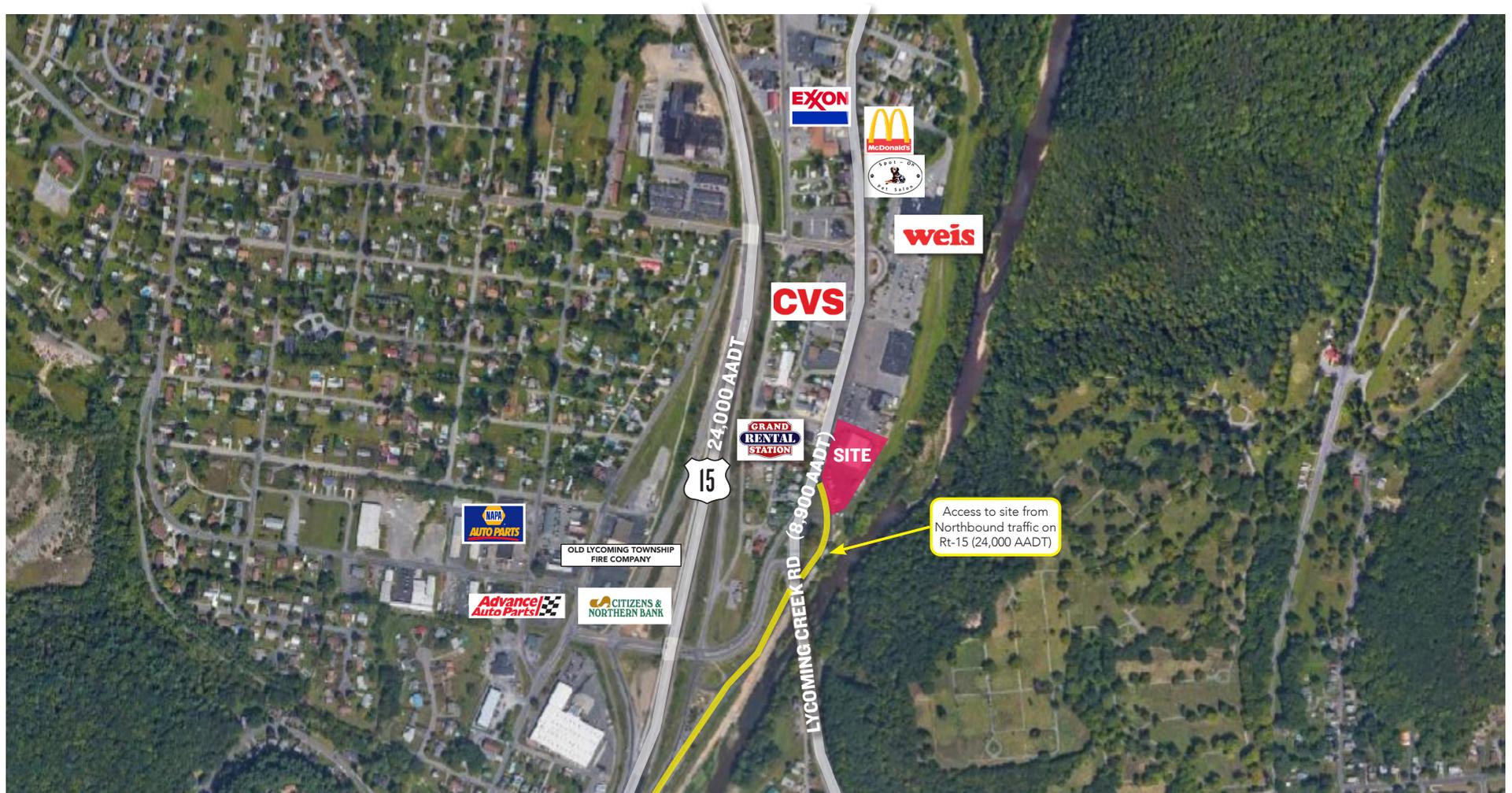
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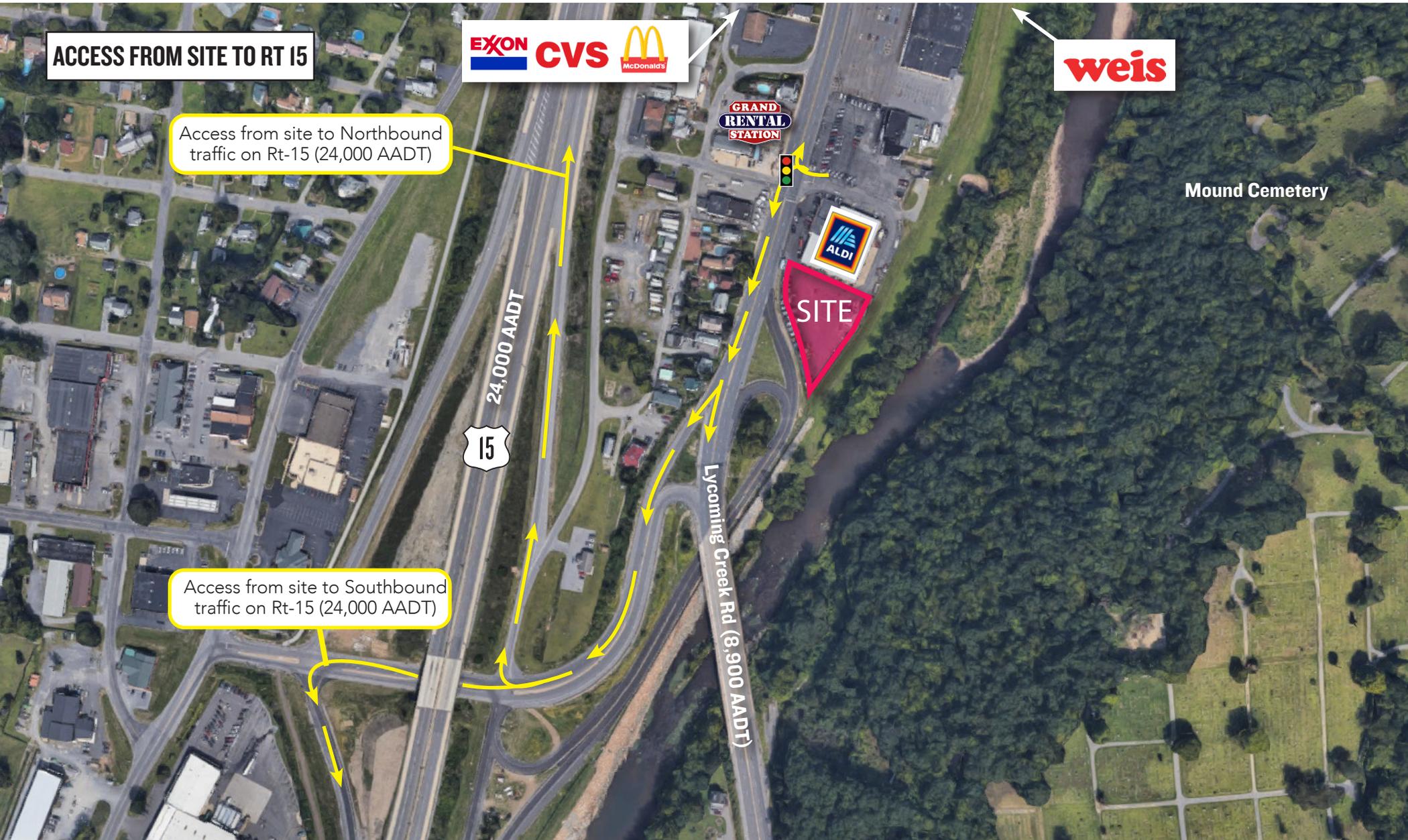
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ACCESS FROM SITE TO RT 15

Access from site to Northbound traffic on Rt-15 (24,000 AADT)

Access from site to Southbound traffic on Rt-15 (24,000 AADT)



GRAND RENTAL STATION



SITE

Mound Cemetery

15

24,000 AADT

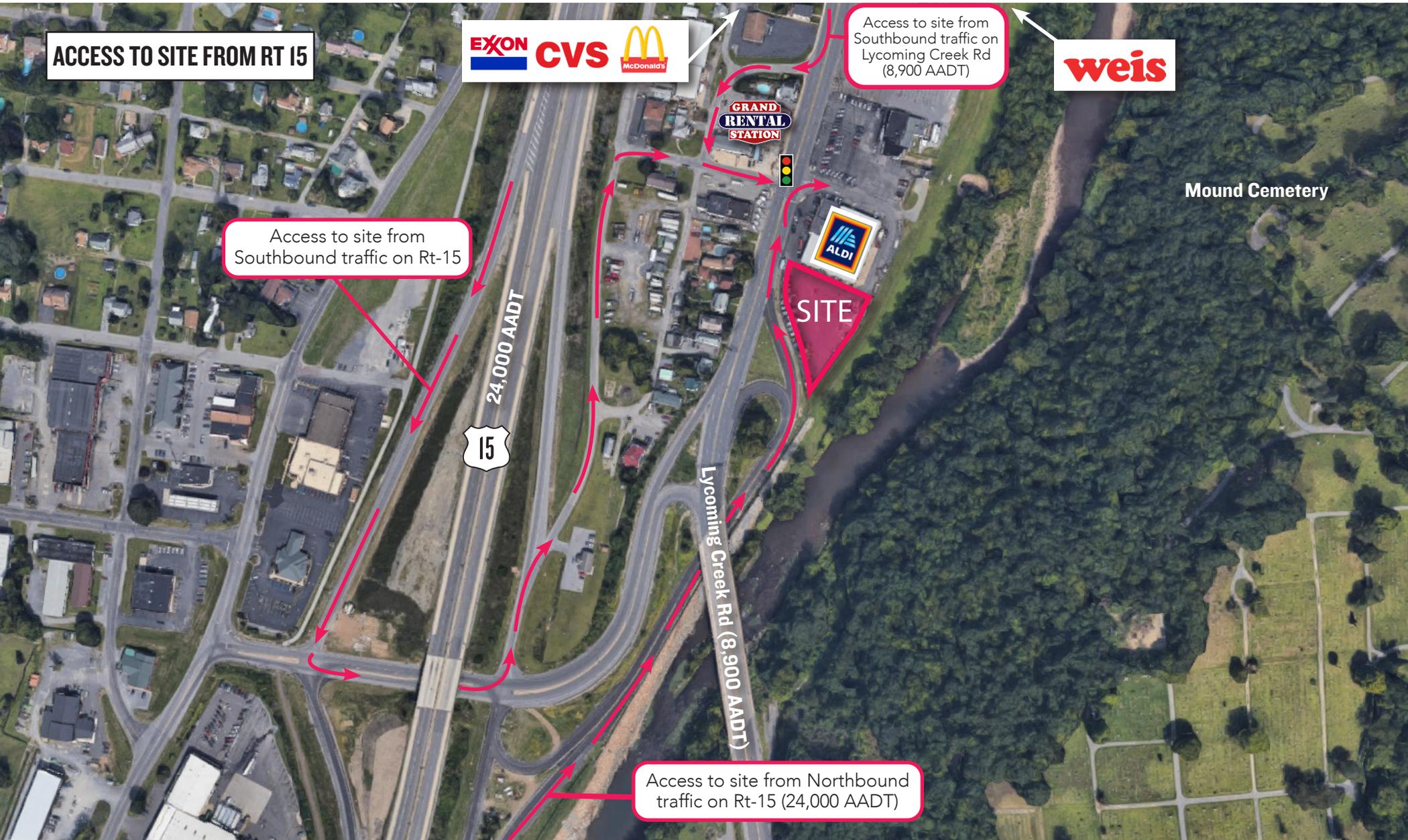
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ACCESS TO SITE FROM RT 15



Access to site from Southbound traffic on Lycoming Creek Rd (8,900 AADT)



Access to site from Southbound traffic on Rt-15

24,000 AADT
15

Lycoming Creek Rd (8,900 AADT)

SITE

Mound Cemetery

Access to site from Northbound traffic on Rt-15 (24,000 AADT)

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