

RETAIL SPACE FOR LEASE/SALE

24 East Avenue, Wellsboro, PA



Former Rite Aid Location

Sales Price:	\$2,250,000
Lease Rate:	\$14/SF
Building Size:	13,813 SF
Lot Size:	1.37 AC
Built:	2003
Zoning:	HC
Parking:	50-spaces approx.
Traffic Count:	12,000 vpd

PROPERTY OVERVIEW

Formally occupied by the national tenant Rite Aid, this 13,813 SF retail building is situated on a 1.37 acre corner lot in the historic town of Wellsboro, PA. Built in 2003, the property features excellent visibility, a drive-through, ample parking, and an overhead delivery door. This site is ideally suited for a variety of retail uses, including a grocery store, bank, credit union, or hardware store.



Aerial View



Interior of Store

Nathan White
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Tiffany Cioffi
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(570) 326-4067 www.fishre.com

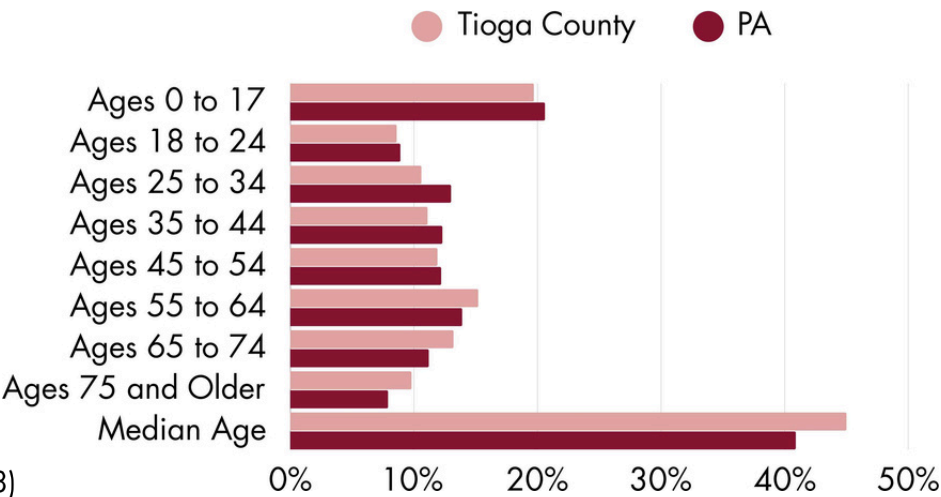


Population

Total Population:
41,078

Median Age:
45

(Source: U.S.Census 5YearEstimate 2019-2023)

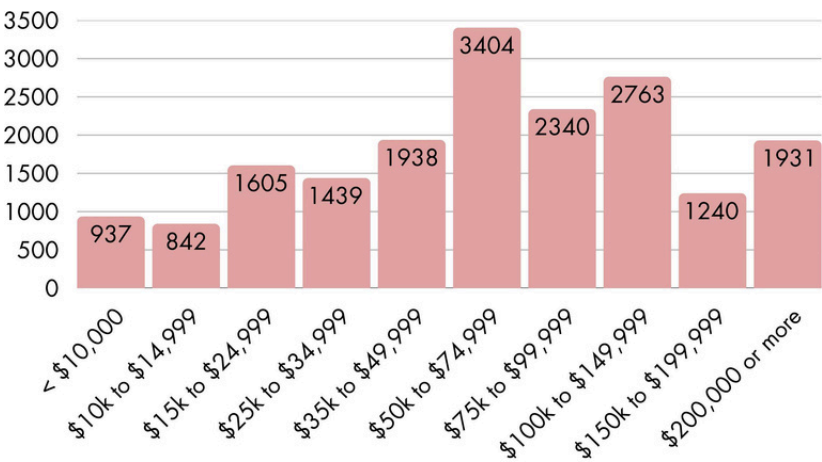


House Holds & Income

Median Household Income:
\$62,932

Number of Households:
16,639

(Source: ACS Table B19001 for Tioga County, PA)



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Employment Status

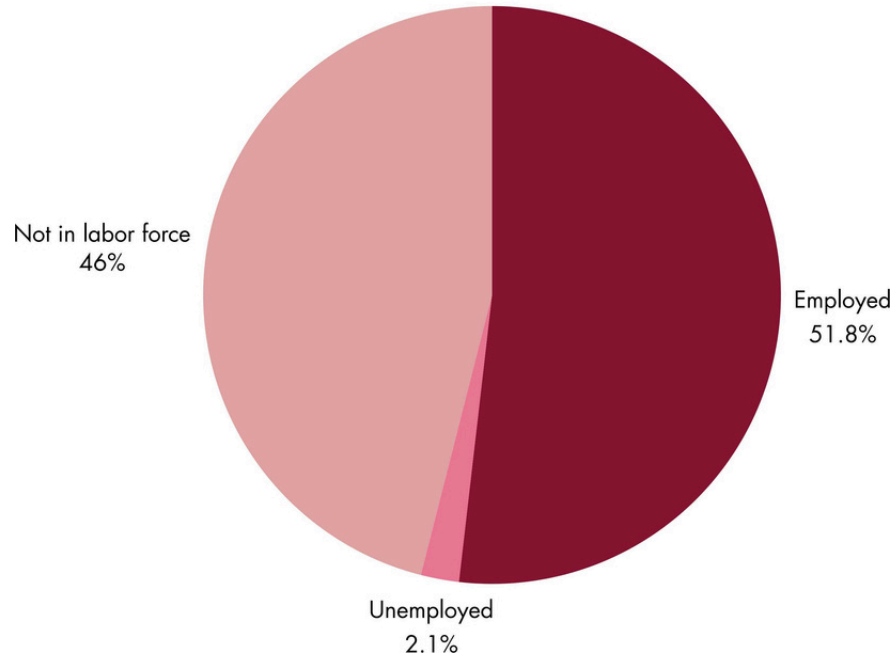
Labor Force: 17,800

Employed: 17,000

Unemployed: 700

Unemployment Rate: 4.2%

Tioga County, PA (Employment Status)
August 2025



Top 10 Employers by Employment in Q1 of 2025

- UPMC Wellsboro
- Northern Tioga School District
- Ward Manufacturing LLC
- Westlake Management Services Inc.
- Southern Tioga School District
- PA State System of Higher Education
- State Government
- Tioga County
- Wal-mart Associates Inc.
- Keystone Clearwater Solutions LLC

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AERIAL MAP

24 East Avenue, Wellsboro, PA



Wellsboro Borough, located 52 miles northwest of Williamsport, PA, has a population of approximately 3,422. The borough is serviced by US Route 6, which runs east to west across Pennsylvania, and PA Route 287, which provides north to south access to the New York state line.

Known as the gateway to the breathtaking Pine Creek Gorge, often called the "Grand Canyon of Pennsylvania", Wellsboro offers access to Colton Point and Leonard Harrison State Parks, where visitors enjoy sweeping overlooks, rugged hiking, and brilliant fall foliage. The Pine Creek Rail Trail, running through the gorge, is also popular for biking, hiking, and birdwatching. Beyond its natural beauty, Wellsboro features a charming Victorian downtown lined with shops, galleries, and local eateries that reflect the town's historic and artistic character. The community is also proud to host the annual "Dickens of a Christmas" celebration, which attracts more than 20,000 visitors each year. Together with other seasonal festivals, outdoor recreation, and nearby state parks, this event underscores Wellsboro's role as a regional hub for tourism, commerce, & culture.

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Front & Parking View



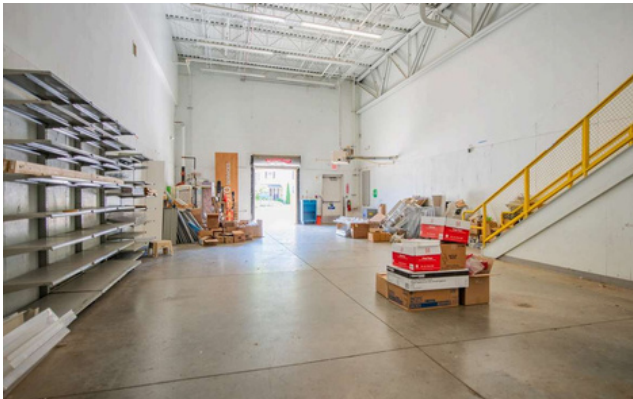
Main Entrance



Interior View



Coolers



Storage Area



Drive Through

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