

100+ Acre Contemporary Mixed-Use Community Redevelopment

THE  
**DISTRICT**

LYCOMING VALLEY

1-180 & South Lycoming Mall Road | Muncy, Pennsylvania 17756



# Property Highlights

- Super Regional Site
- Pylon Signage on I-180
- Accessibility from two exits off I-180 (Exit 17 and Exit 15)
- 24,000 Annual Average Daily Traffic on I-180
- 60% increase in traffic volume on I-180 near The District @ Lycoming Valley is anticipated by 2027 LERTA benefits will provide significant tax incentives, reducing operational costs for 10 years
- Fiber & gas available
- A capacity of up to 100 MW of electricity is anticipated to be available at the site



Trade Area Population:	<b>214,910</b>		
Demographics	Trade Area 25 Miles	10 Miles	15 Miles
Population	214,910	72,042	114,672
Median Household Income	\$59,954	\$60,654	\$58,797
Average Household Income	\$84,760	\$82,880	\$80,428





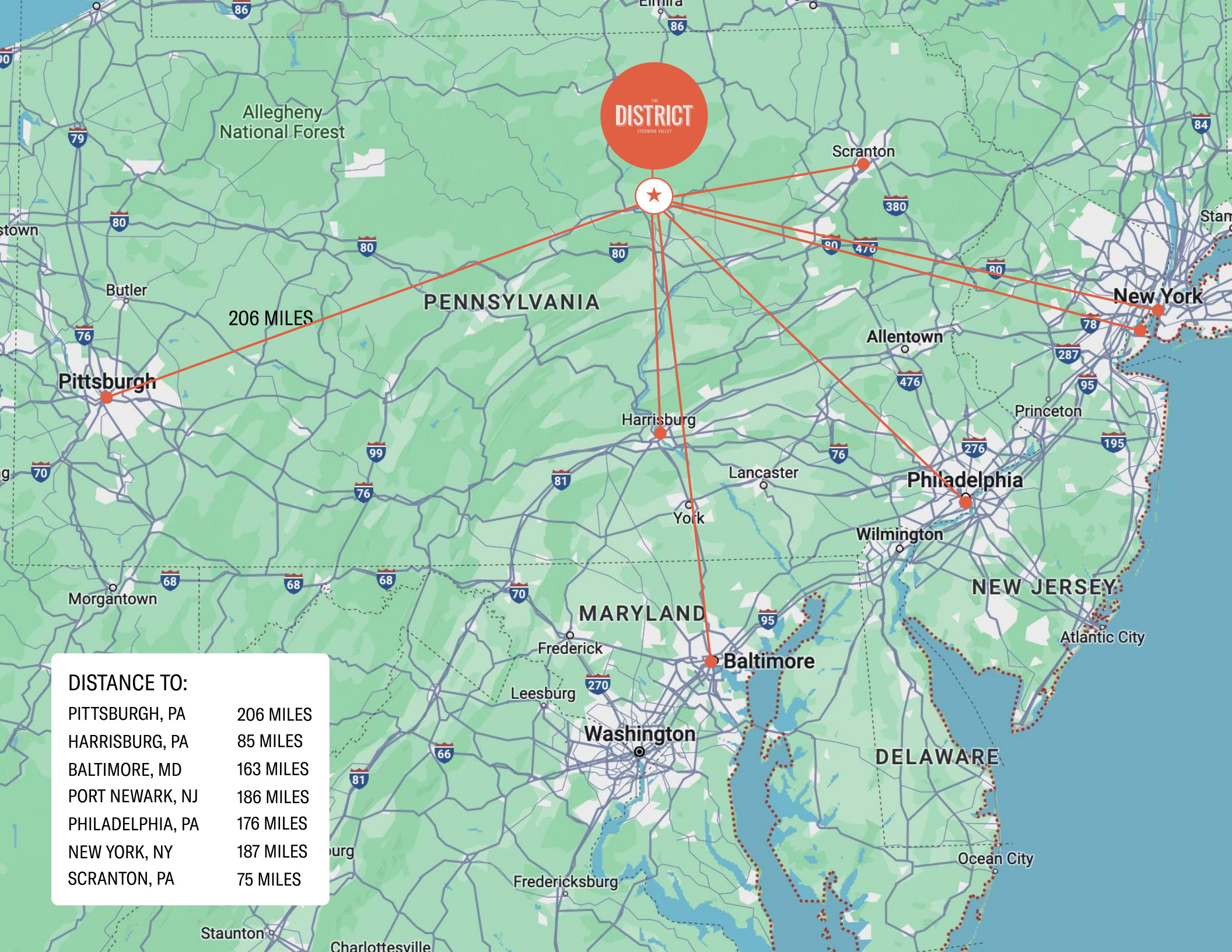
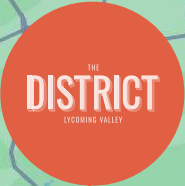
- MIXED USE REDEVELOPMENT
- COMMERCIAL/RETAIL/MEDICAL OFFICE
- HOTEL/ENTERTAINMENT



0 0.1 mi 0.2 mi

05/22/2024





DISTANCE TO:	
PITTSBURGH, PA	206 MILES
HARRISBURG, PA	85 MILES
BALTIMORE, MD	163 MILES
PORT NEWARK, NJ	186 MILES
PHILADELPHIA, PA	176 MILES
NEW YORK, NY	187 MILES
SCRANTON, PA	75 MILES



# Redevelopment

We are thrilled to announce our exciting plans for "The District" Lycoming Valley, a transformative redevelopment initiative for the former Lycoming Mall, covering approximately 90 acres. Through this project, we envision creating a dynamic and versatile multi-use live, work, and shop destination, strategically positioned in Muncy, PA, as part of the esteemed Williamsport, PA MSA.

The site's exceptional prominence is evident with its visibility from I-180, making it an ideal super regional location. With the advantage of excellent accessibility from two highway exits and the inclusion of prominent pylon signage on I-180, we are confident that the project will garner significant attention and foot traffic.

Our property holds immense potential for a diverse range of businesses, opening doors to both those absent from the current market and those seeking to upgrade from older generation facilities. This redevelopment endeavor is tailored to provide an ideal environment for thriving businesses, efficiently catering to diverse user needs.

By harnessing the strengths of this prime location, we are optimistic that "The District at Lycoming Valley" will establish itself as a vibrant and successful destination, setting a new standard for commercial excellence in the region. We eagerly look forward to engaging with potential tenants to bring this vision to fruition.





THE  
**DISTRICT**  
LYCOMING VALLEY



TREAT YOURSELF  
**Local &  
National  
Favorites**



THE DISTRICT







# THE DISTRICT LYCOMING VALLEY



Walmart

weis markets

Wendy's

Advance Auto Parts

LOWE'S

DOLLAR GENERAL

SUBWAY

verizon

COSMOPROF WORLDWIDE BOLOGNA

HOBBY LOBBY

HomeGoods

BUFFALO WILD WINGS

Giant TJ-maxx

FIVE GUYS

Red Lobster

QDOBA MEXICAN EATS

Party City

SHOE CARNIVAL

PETSMART

ALDI

DOLLAR TREE

TEXAS ROADHOUSE

crumbl COOKIES

Staples

GNC

BRUSTER'S

Denny's

McDonald's

POPEYES

DUNKIN' DONUTS

weis markets

FAXON LANES

Valvoline

PAPA JOHN'S

Panera BREAD

STARBUCKS COFFEE

JOHN RYAN

Jersey Mike's

PIZZA

Old School Pizzeria

FF

STICKY ELBOW

DOLLAR GENERAL

KOHL'S

Wegmans

Auto Zone

Perkins

SHEETZ

Kimball's

WISKEY KIDZ

BOOM CITY

BURGER KING

Joe's PIZZA

acme bbq co.

Wendy's

BRICK YARD

weis markets

McDonald's

RITE AID

CVS pharmacy

DUNKIN' DONUTS

HARBOR FREIGHT

WITTY DONUTS

PIZZA

Puglie's Pizzeria

FAMILY DOLLAR

180 27,402 VPD

Lycoming-Mall Dr 11,239 VPD

15 18,689 VPD

U-HAUL

RITE AID

Puglie's Pizzeria

LOCKER ROOM

EADDIES

Mileo's SUB SHOP

Johnson's Cafe

DICK'S SPORTING GOODS

TARGET

BIG LOTS!

OLD NAVY

five BELOW

Michaels

ULTA BEAUTY

Bath & Body Works

petco

STARBUCKS COFFEE

BURGER KING

McDonald's

Pizza Hut

verizon

FASTSIGNS

TRACTOR SUPPLY CO.

Cracker Barrel

HOOPLA'S

TOYOTA

HONDA

JWT

BIGFOOT SUBS

PENN POWER GROUP

DOLLAR TREE

save a lot

DOLLAR GENERAL

SOUTHSIDE

Brittany

THE GETTING BEER

SOUTH SIDE RESTAURANT & BAKERY

DUNKIN' DONUTS

McDonald's

DQ

DUNKIN' DONUTS

DIAMOND SQUARE

HARVEST MOON Family Restaurant & Convenience Store

STATE COLLEGE, PA  
62 MILES

HARRISBURG, PA  
86 MIN



# Lycoming County Economic Development Overview

**Digger Specialties:** Constructed a 160k SF facility in Brady Township to manufacture powder coated aluminum and plastic fence products, with a projected employment of 150 by the end of 2023. *(Source: Lycoming County Economic Development reports)*

**Chance Aluminum:** Acquired the former JW Aluminum plant in Williamsport, employing over 80 people and building a 60k SF addition to create another 100 jobs within 18 months. *(Source: Lycoming County Economic Development records)*

**West Pharmaceuticals Williamsport Plant:** Broke ground on a \$35m 10k SF addition, adding 50 jobs upon completion in 2023. *(Source: Lycoming County Economic Development data)*

**West Pharmaceuticals Jersey Shore Plant:** Expanded with new manufacturing equipment, hiring 100 employees in 2021. Announced a \$65m expansion in September 2022, adding another 40k SF and 150 new employees by Q2 2024. *(Source: Lycoming County Economic Development updates)*

**Lycoming Engines:** Added new machinery and equipment in July 2022, expanding employment from 525 to 600 by Q4 2023 in Williamsport. *(Source: Lycoming County Economic Development reports)*

**Geisinger Muncy:** Opened new Muncy hospital in December 2021, increasing employment from just over 200 employees to over 250 by September. *(Source: Geisinger Hospital employment records)*

**Miele Manufacturing:** Purchased former Gander Mountain in Muncy in February 2020, undergoing renovations and increasing employment from approximately 60 to over 180 employees. Expected to complete construction in Q1 2023. *(Source: Lycoming County Economic Development data)*

**Shop-Vac Corporation:** Acquired SK Tools in November 2021, moving operations to Williamsport and adding 30 employees. *(Source: Lycoming County Economic Development records)*



The economy of Lycoming County, PA, is comprised of strong healthcare contributions from institutions like University of Pittsburgh Medical Center (UPMC), Susquehanna and Geisinger Muncy Hospital, along with diverse sectors such as manufacturing, education, and tourism, fostering a dynamic economic landscape.

## Medical

- University of Pittsburgh Medical Center (UPMC) Susquehanna is a major economic force in Lycoming County, contributing over \$750 million annually to the county and the broader region, as per the Economic Benefit report from the Hospital & Health System Association of Pennsylvania.
- In 2016, UPMC Susquehanna committed \$500 million to enhance and develop services in the region over the next 5-7 years, underscoring its dedication to regional growth and advancement.
- As of September 2021, UPMC Susquehanna achieved accreditation as a Level II Trauma Center by the Pennsylvania Trauma Systems Foundation (PTSF), reaffirming its dedication to delivering exceptional care and services in north central Pennsylvania.
- Geisinger Hospital's expansion efforts resulted in the opening of a new Muncy hospital in December 2021, with steady growth in the workforce, increasing from just over 200 employees at the opening to over 250 as of September 2022.
- The healthcare sector's continuous progress and positive economic impact in the region are evident, with both UPMC Susquehanna and Geisinger Muncy significantly contributing to the overall growth and well-being of the communities they serve.

## Tourism

- Tourism in Lycoming County, PA, has been a significant economic driver, generating substantial revenue and job opportunities in the region. According to a report by the Lycoming County Visitors Bureau, tourism contributed over \$300 million to the local economy in the past year, accounting for a significant portion of the county's GDP.
- International Little League serves as a major economic catalyst for Lycoming County and the surrounding region, infusing \$32 million annually into the local economy.
- The Little League complex attracts a substantial number of visitors, with approximately 70,000 unique visitors flocking to the site each year.
- Lycoming County's reputation as a hunter's haven contributes to its thriving forest tourism sector. The region boasts numerous private hunting camps and offers diverse outdoor activities, including lumber heritage exploration, cross-country skiing, birdwatching, hiking, and equestrian pursuits.
- The county's natural beauty is further enhanced by miles of exceptional value (EV) and high-quality cold water fisheries (HQ-CWF) streams and watersheds, providing ample opportunities for recreational activities and attracting nature enthusiasts.

## Education

### Lycoming College

- Lycoming College significantly contributes to the county's economy, having invested over \$25 million in campus infrastructure since 2008
- With a workforce of 350+ full and part-time employees, Lycoming College serves as a prominent local employer.
- The college's operational budget of \$44 million and institutional endowment of \$220 million have a substantial annual economic impact, promoting local and regional investment.
- Lycoming College's involvement in the East End Gateway project signifies its commitment to community development, and it plans to construct a new campus entrance on Basin Street.

### Pennsylvania College of Tech

- The Pennsylvania College of Technology plays a vital role as a substantial economic catalyst for Lycoming County, contributing an annual revenue of more than \$234 million.
- The college's influence on the local housing market is evident, with over 2,000 students residing in private rental housing within the county.
- Ongoing campus development projects have been substantial, with over \$250 million invested in construction endeavors since 1998. The college's dedication to workforce development is evident, with workforce enrollments surpassing 7,500 in 2017.
- The Plastics Innovation & Resource Center (PIRC) at the college plays a pivotal role in supporting the plastics industry's growth both domestically and internationally through training and technology resources.



# Surrounding Area Highlights



Lycoming College



Little League World Series



Pennsylvania College of Technology



UPMC Susquehanna



Geisinger Medical

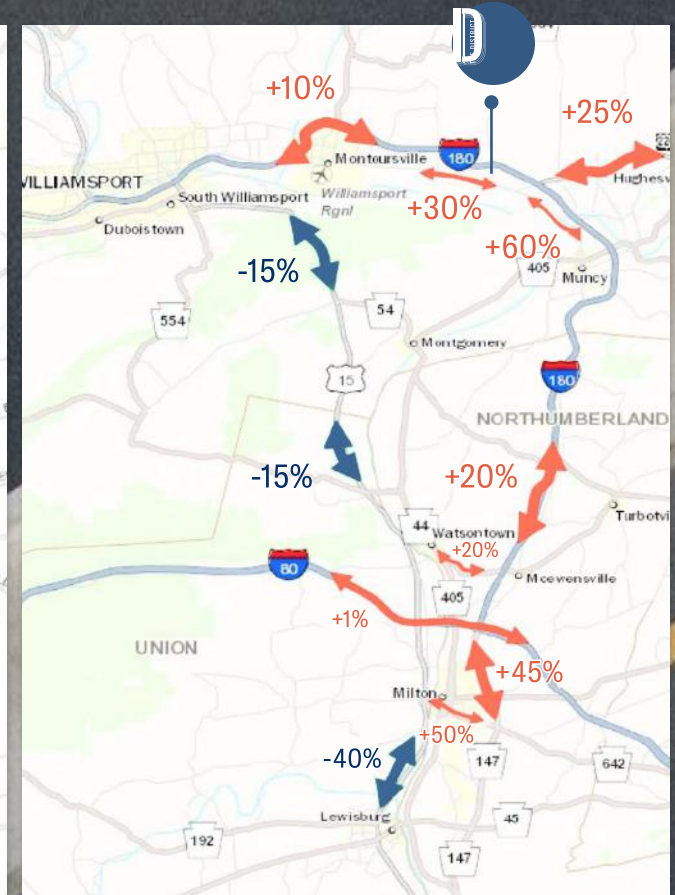
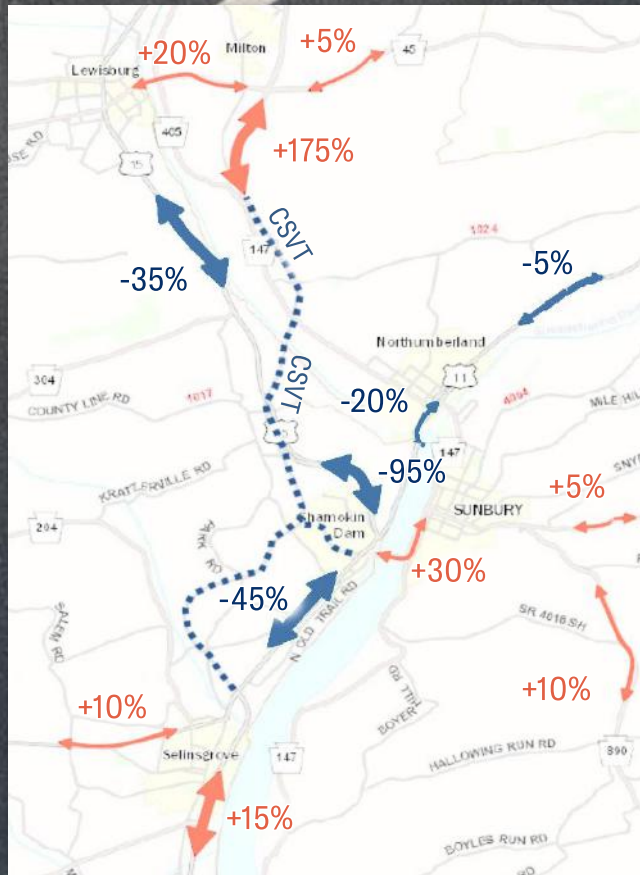


# Traffic Modeling: Volumes & Levels of Diversions

I-180 Corridor Impact from Central Susquehanna Valley Thruway (CSVT).

The opening of the northern section of CSVT in July 2022 led to increased traffic along the I-180 corridor, with projections indicating further changes upon the project's full completion in 2027.

The presence of substantial development near Muncy and The District at Lycoming Valley is foreseen to escalate traffic volumes at those interchanges and significantly increase traffic volume along Lycoming Mall Drive and North Main Street.



Key projected traffic volume changes in the region



# Demographic Profile

115 Lycoming Mall Circle | Ring of 25 Miles

## Key Facts

214,910 Population	43.5 Median Age
85,813 Households	\$50,833 Median Disp. Income

## Education

No High School Diploma	8%
High School Graduate	40%
Some College	24%
Bachelor's/Grad/Prof Degree	27%

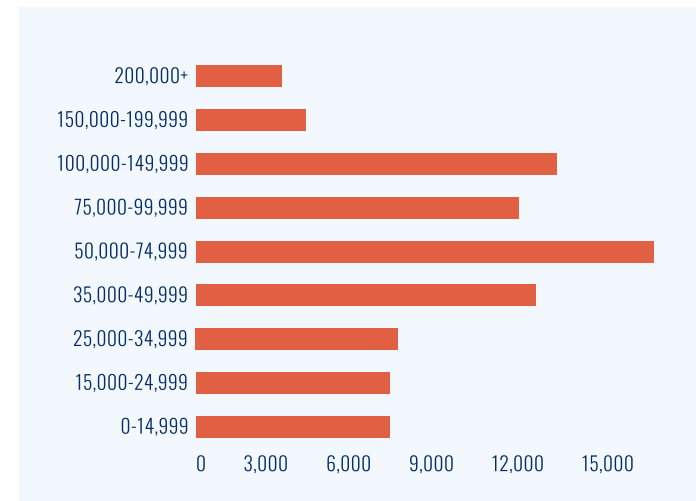
## Income

Median Household Income	\$59,954
Per Capita Income	\$33,733
Median Net Worth	\$169,353

## Employment

White Collar	56.6%
Blue Collar	26%
Services	17.4%
Unemployment Rate	2.8%

## Household Income (\$)





A woman with dark hair, wearing a patterned dress, is captured in a dynamic pose, appearing to dance or move joyfully. She is positioned on the right side of the frame, with her arms outstretched. The background is a vibrant, abstract mural composed of various colored blocks and shapes in shades of blue, red, yellow, and green. The overall atmosphere is energetic and artistic.

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LEASING CONTACT

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**SHOP. RELAX. ENJOY.**