

# MONTROUSVILLE, PA

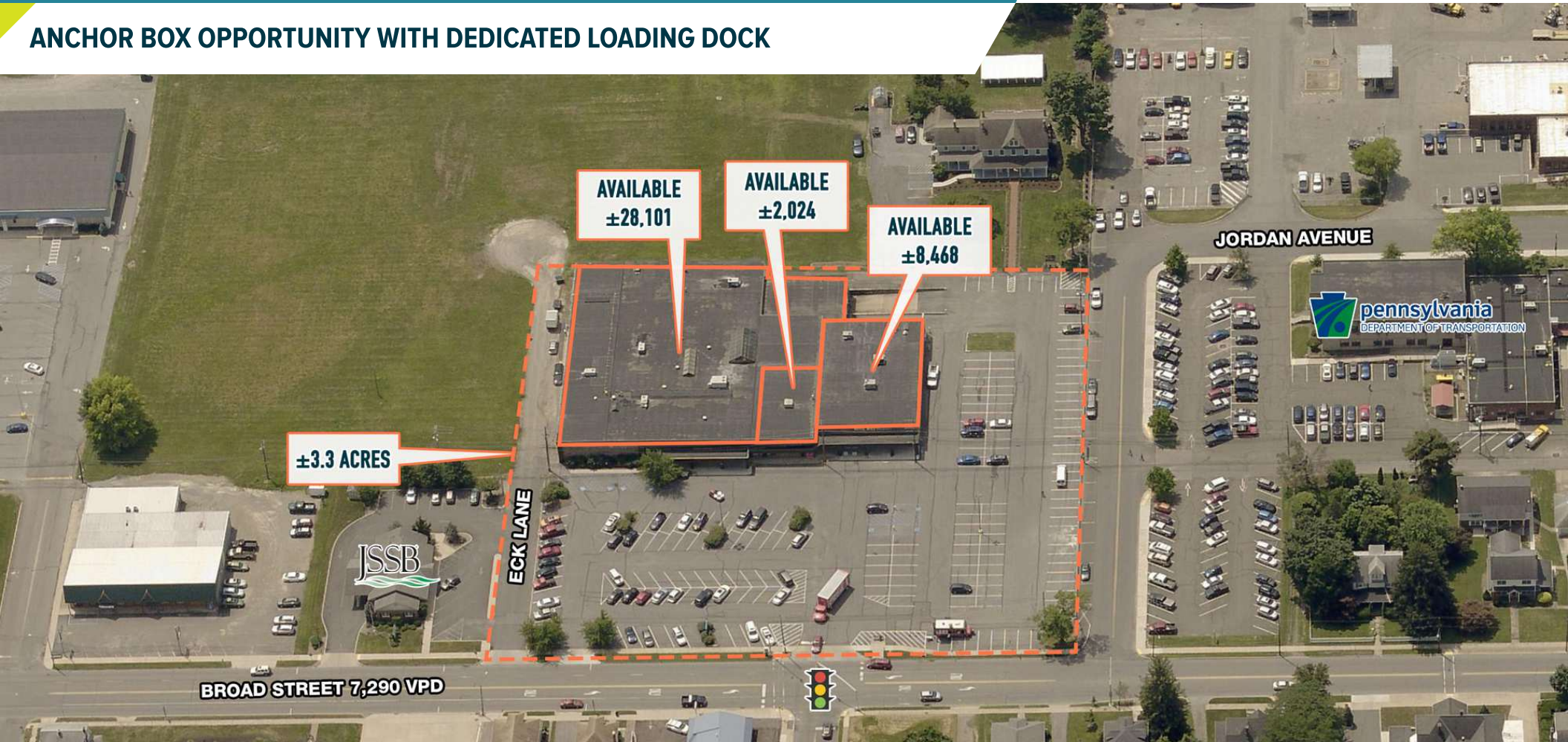
780 BROAD ST

UP TO ±38,593 SF AVAILABLE FOR LEASE OR SALE

WILLIAMSPORT MSA

SUITABLE FOR RETAIL, INDUSTRIAL,  
OFFICE, AND HOSPITALITY END-USERS

## ANCHOR BOX OPPORTUNITY WITH DEDICATED LOADING DOCK



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get in touch.

**BRENDAN MULLIGAN**

Office 610.260.2688

Direct 267.519.7582

bmulligan@metrocommercial.com



## LOCATED NEAR WILLIAMSPORT REGIONAL AIRPORT



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## FORMER THREE TENANT BUILDING AVAILABLE FOR LEASE OR SALE

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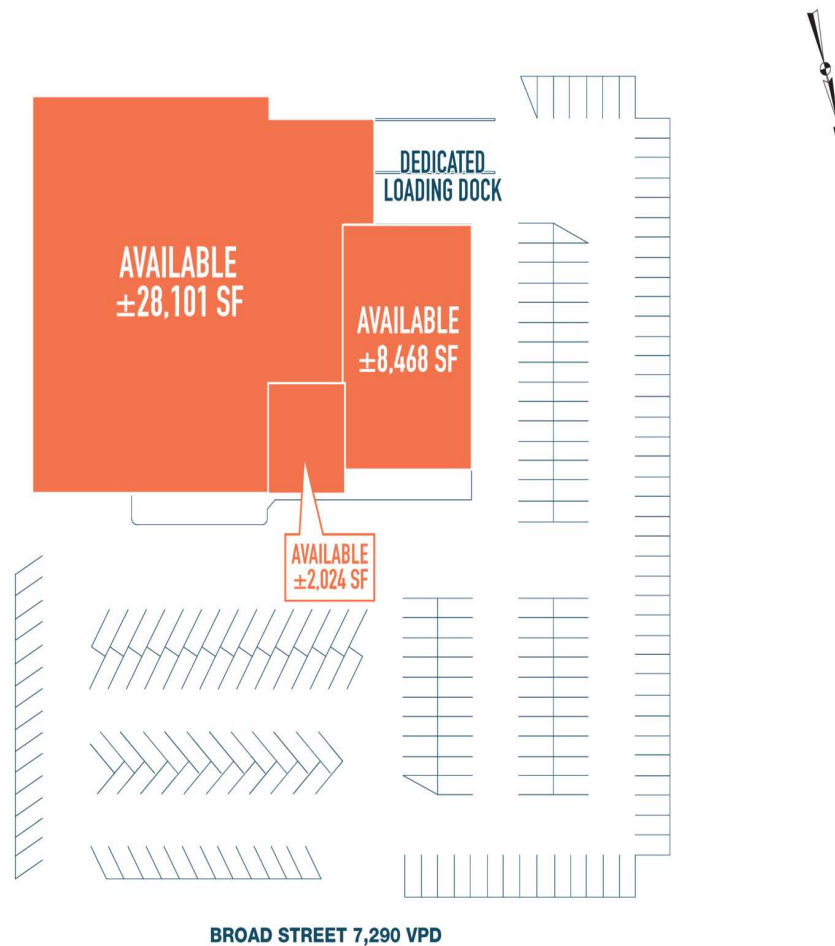
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IDEAL FOR MEDICAL, OFFICE OR INDUSTRIAL TENANT



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±28,101 SF SPACE (FORMER MEDICAL)



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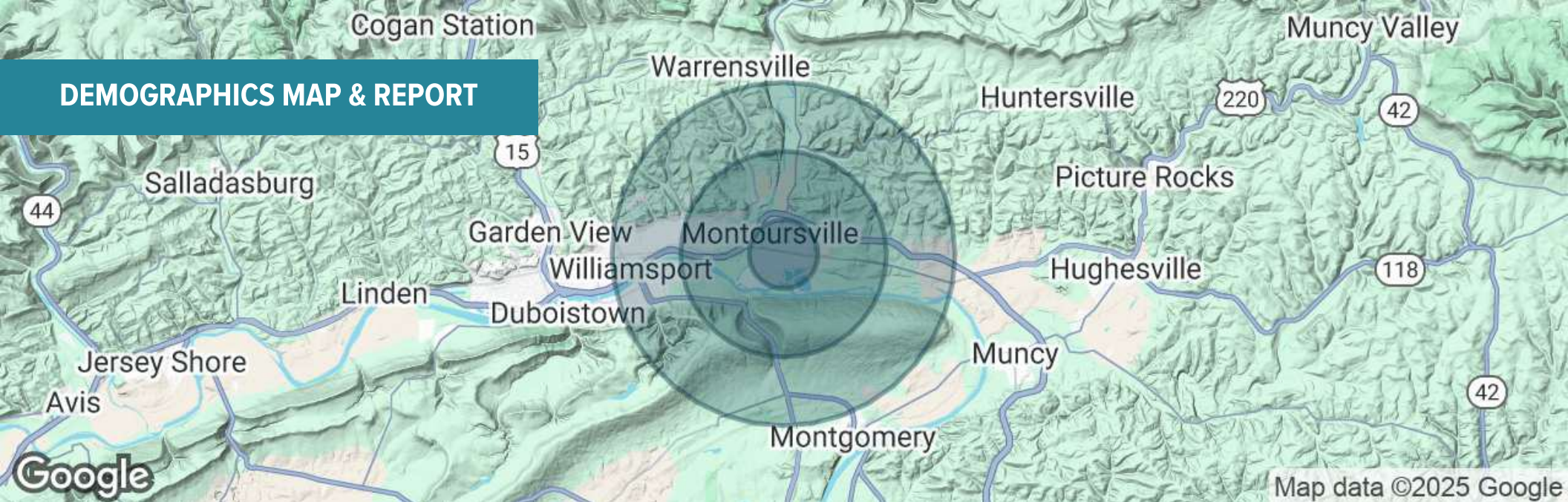
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,449	12,822	38,141
Average Age	44	45	42
Average Age (Male)	42	44	41
Average Age (Female)	45	47	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,977	5,542	15,637
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$76,245	\$90,902	\$86,373
Average House Value	\$197,958	\$228,406	\$211,056

Demographics data derived from AlphaMap

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