



PAD SITE FOR SALE/LEASE

Wawa
Now open as of
March 2026

**Systematic
Filing Products**

**Danville Area
High School**

Route 11 & State Hospital Dr Danville, PA

For Sale/Lease

Approved ±1.80 acre pad site next to
Wawa on Route 11

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Approved pad site for **fast food with drive-thru** - various other non-drive-thru uses can be accommodated



Located in **Danville Borough/Mahoning Township**, Montour County



Located at the **new lighted intersection** of Route 11 & State Hospital Drive



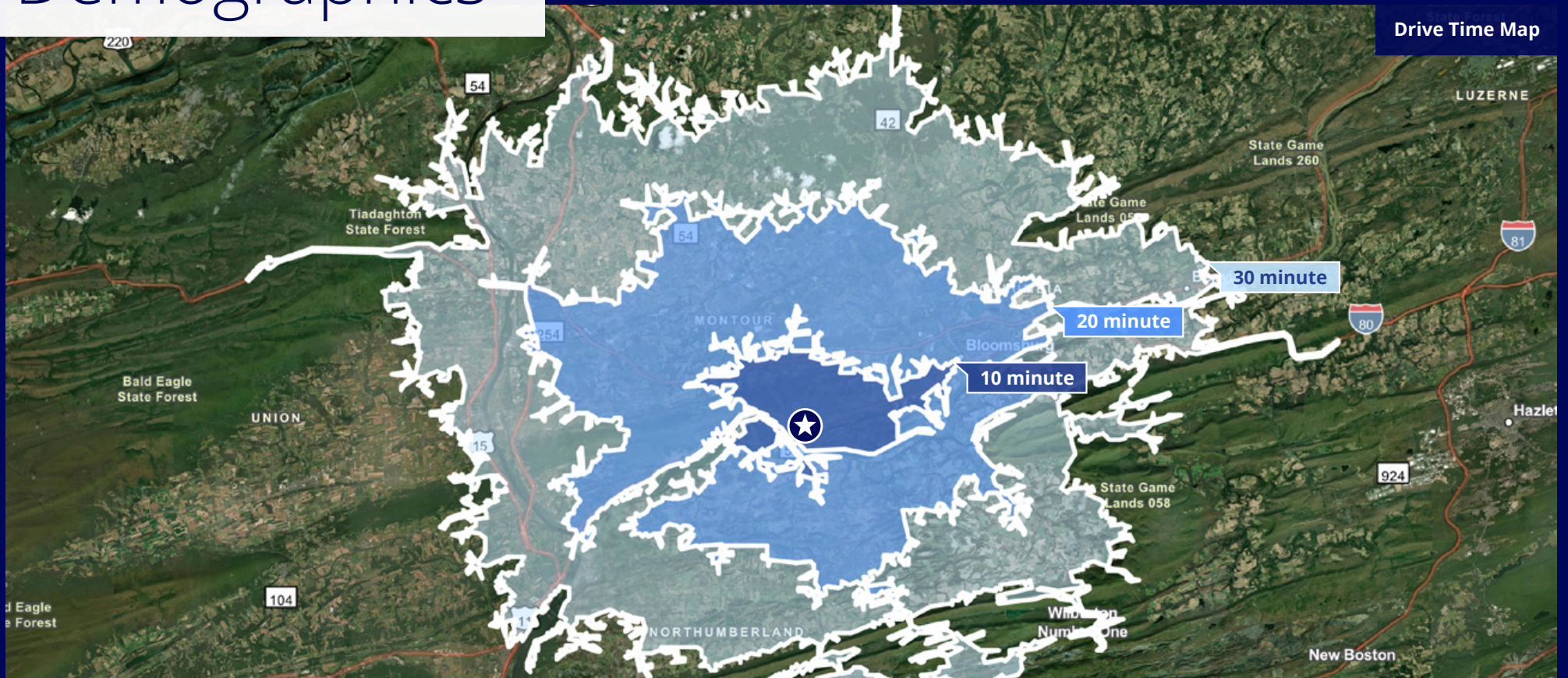
Strategic corner location ideal for businesses seeking visibility & accessibility



Strong traffic counts on Route 11 with ±14,000 vehicles per day










Demographics










Drive Time Map








within three miles

	12,293 people		\$289,243 median home value
	21,260 daytime population		\$105,898 average HHI
	6,042 employees		\$71,770 median HHI
	3,079 households		

within five miles

	15,743 people		\$296,680 median home value
	24,142 daytime population		\$109,043 average HHI
	7,887 employees		\$75,735 median HHI
	4,043 households		

within ten miles

	53,081 people		\$271,812 median home value
	61,856 daytime population		\$97,258 average HHI
	25,274 employees		\$72,752 median HHI
	12,523 households		

Retail Map



Geisinger

- Pain Therapy ±131k SF
- Hughes Center
- Community Health Labs
- Justin Drive Office

Geisinger
Medical Center
±10,000 employees



weis

DUNKIN'



GIANT

Danville Area Community Center

Danville Area High School

Frosty Valley Country Club

Tee-to-Green Golf Center

Midway Lanes



Contact



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