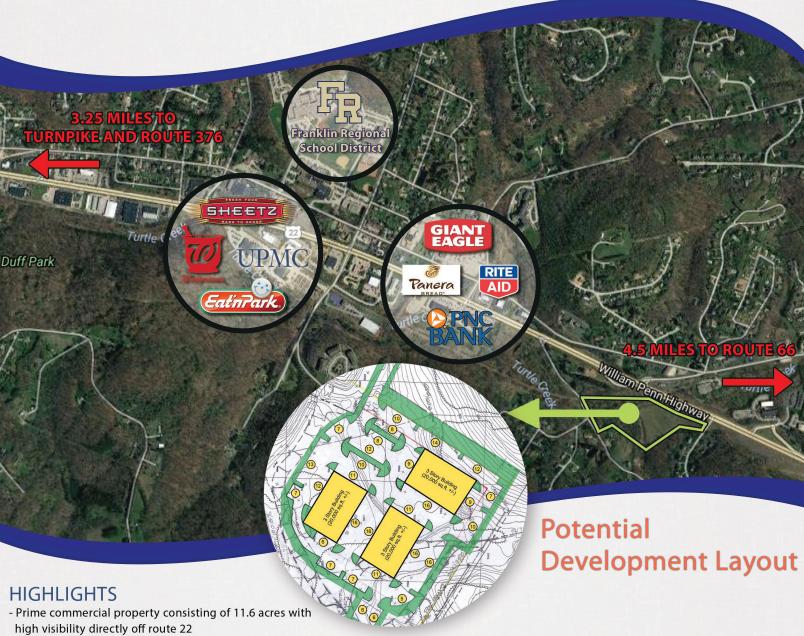
SALE DEVELOPMENT

4813 WILLIAM PENN HIGHWAY (ROUTE 22), EXPORT, PA 15632



- Located in close proximity to various retail and professional office complexes
- Located in the Business Overlay Zone which increases the type of potential uses
- Site size: 11.6 +/- acres (3.6 +/- acres pad ready)
- Traffic Count: Approximately 28,964 vehicles per day
- Lot & Block: 49-15-00-0-219 & 49-15-09-0-026
- Zoning: 7 acre parcel: B - Business
 - 4.6 acre parcel: R-3 High Density Residential

- ASKING PRICE: \$1,200,000 \$950,000

DEMOGRAPHICS

1 Mile 3 Mile 5 Mile 2024 Population 2,270 15,777 55,723

Avg. HH Income \$155,265 \$146,672 \$119,077



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