

SALE DEVELOPMENT

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



HIGHLIGHTS

- Prime commercial property consisting of 11.6 acres with high visibility directly off route 22
- 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

Potential Development Layout

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	2,270	15,777	55,723
Avg. HH Income	\$155,265	\$146,672	\$119,077

PRC
COMMERCIAL

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