



## SECTION 1

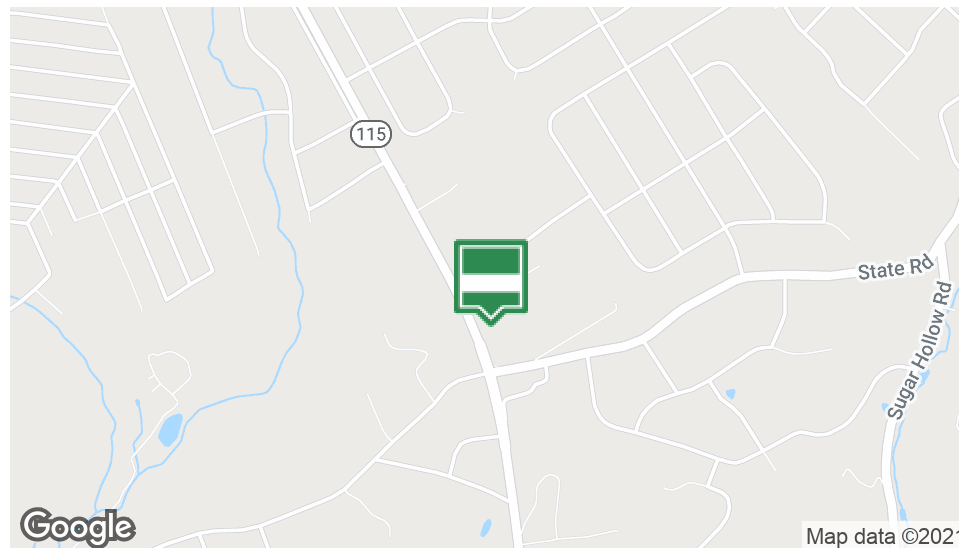
# PROPERTY INFORMATION



Terri Mickens, CCIM  
Broker/Owner  
570.801.6170  
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# 4.71 ac Re-Development Supports 25,000SF

3200 Route 115, Effort, PA 18330



## OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	4.71 Acres
Price / SF:	\$76/SF
Zoning:	GC- Commercial/ General Commercial
Market:	Monroe County
Submarket:	Chestnuthill

## PROPERTY OVERVIEW

25,000SF Development Project consisting of 3 pads supporting a small retail center, gas/convenience store, and car wash. Fully approved, but some approvals have lapsed and need re-submission, Adjoins the Dominos/Dunkin Donuts & CVS on the lighted intersection in Effort PA. The dense populated 1 mile radius demands a variety of products and services. Existing residential home on site. Mostly level lot with 396' road frontage.

## PROPERTY HIGHLIGHTS

- Prior Approvals for 25,000SF Improvements
- On-Site Water/Septic
- Adjacent to Dunkin Donuts, Dominos and CVS
- Strong immediate area rooftop counts/population density

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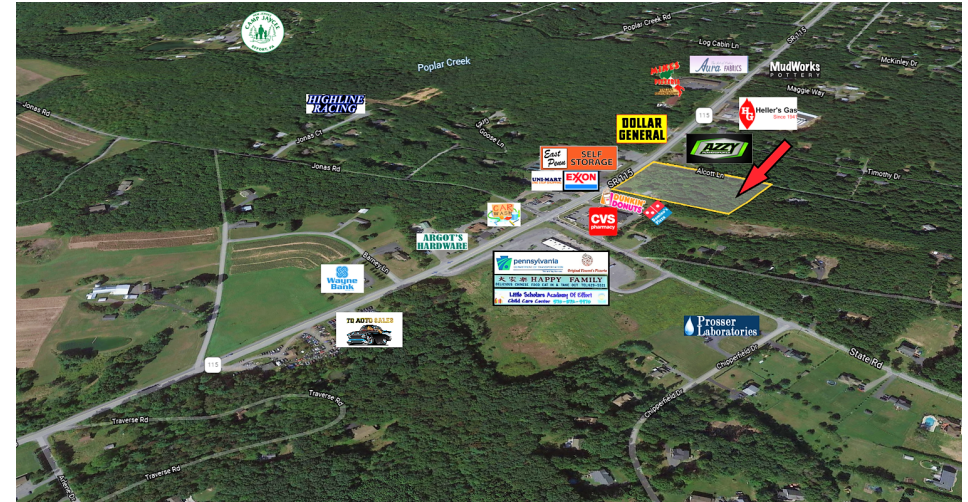
Property Name:	4.71 ac Re-Development Supports 25,000SF
Property Address:	3200 Route 115, Effort, PA 18330
Property Type:	Land
APN:	02633000642390
Lot Size:	4.71 AC
Building Size:	1,056 SF
Zoning:	GC- Commercial/ General Commercial
Taxes:	\$3,839.27
Rail Access:	N/A

## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Site is located on Route 115 in Effort PA right next to Dunkin Donuts. Recent retailers that have opened in the area include CVS, Dominos, Dollar General and others. Pleasant Valley School District servicing the immediate market area is one of the largest districts with a large HS, MS and multiple intermediate and elementary



## SALE HIGHLIGHTS

- Prior Approvals for 25,000SF Improvements
- On-Site Water/Septic
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**TACM**  
COMMERCIAL REALTY

## SECTION 2

# LOCATION INFORMATION



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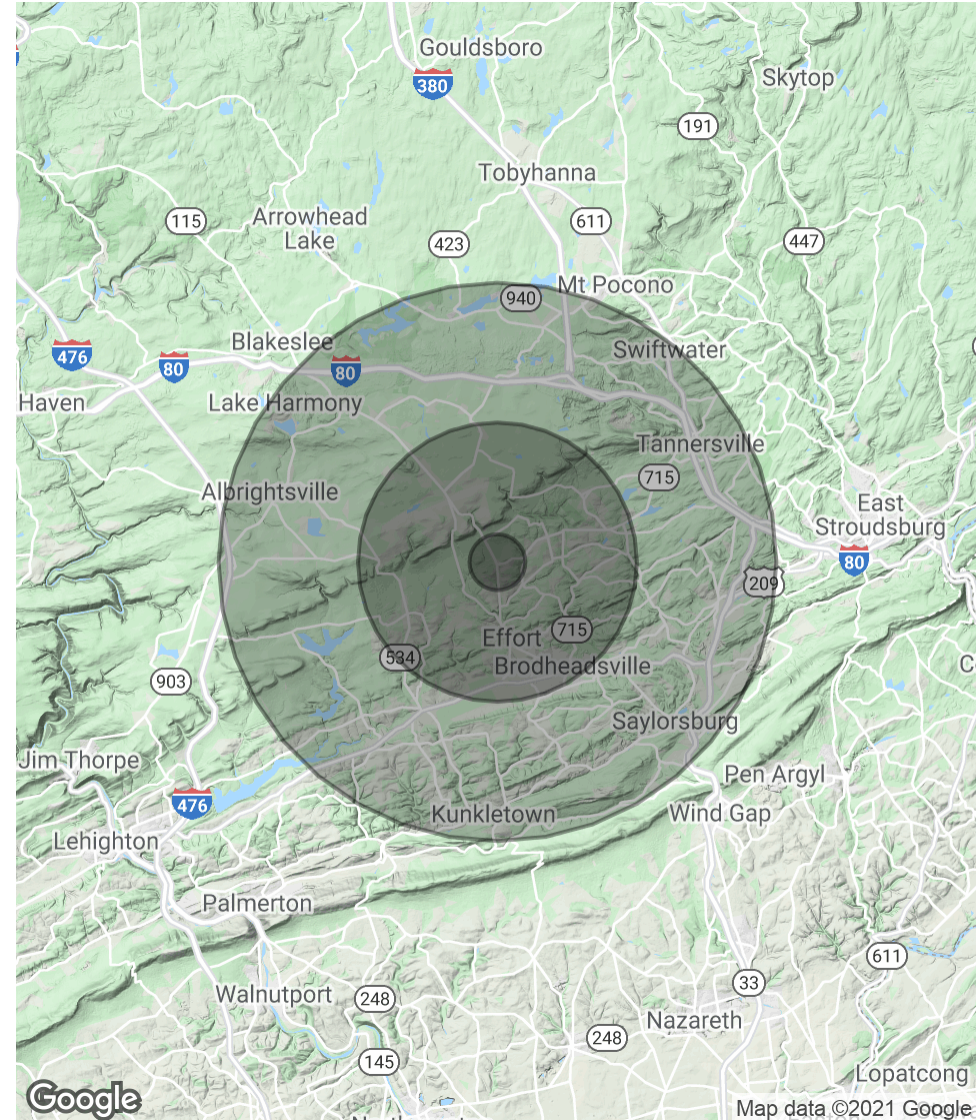
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,692	27,322	76,260
Average age	37.7	39.1	40.7
Average age (Male)	35.6	36.7	39.4
Average age (Female)	39.9	41.5	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	579	9,523	27,496
# of persons per HH	2.9	2.9	2.8
Average HH income	\$66,326	\$67,339	\$68,822
Average house value	\$238,946	\$222,990	\$219,202

\* Demographic data derived from 2010 US Census



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