

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,950,000
Access:	Rt. 443/I-81
Lot Size:	31.99 Acres
Utilities:	Public
Municipality:	Pine Grove Township
Tax Parcel:	21-09-0110.000
County:	Schuylkill
Zoning:	C-2 General Commercial
Taxes:	\$1,014.22

PROPERTY OVERVIEW

31.99 acres of General Commercial Land for Sale with immediate access to full interchange (exit 100) on I-81.

PROPERTY HIGHLIGHTS

- Visibility to nationally recognized I-81 Transportation corridor w/ immediate connection to I-78 & I-80 corridors
- C-2 zoning allows for a variety of flexible uses. See zoning abstract on file.
- One of the only large commercial properties left in Pine Grove near I-81
- Direct access to I-81 via Rt. 443



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SITE PLAN



AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,070	11,095	36,685
Average age	44.1	41.1	40.3
Average age (Male)	43.9	40.3	39.5
Average age (Female)	44.3	42.4	41.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	1,225	4,442	14,308
# of persons per HH	2.5	2.5	2.6
Average HH income	\$58,665	\$59,069	\$60,456
Average house value	\$191,479	\$171,726	\$170,593

** Demographic data derived from 2010 US Census*

