



## 166 Foster Avenue

Freeland , Pennsylvania 18224

### OFFERING SUMMARY

Lease rate:	Price upon request
Building Size:	65,000 SF
Lot Size:	6.2 Acres
Year Built:	1992
Zoning:	Commercial
Market:	Northeast Pennsylvania
Submarket:	I-80 corridor
Traffic Count:	2,693

### Property Highlights

- 65,000± SF Industrial Building
- 15,000 SF Showroom with offices and restrooms
- 6.20 Acre parcel
- Warehouse has 28ft ceilings, drive-in doors, overhead lighting and heaters
- Two covered storage areas with electricity
- Property completely fenced in
- Flex space great for storage facility, distribution, manufacturing, market or retail



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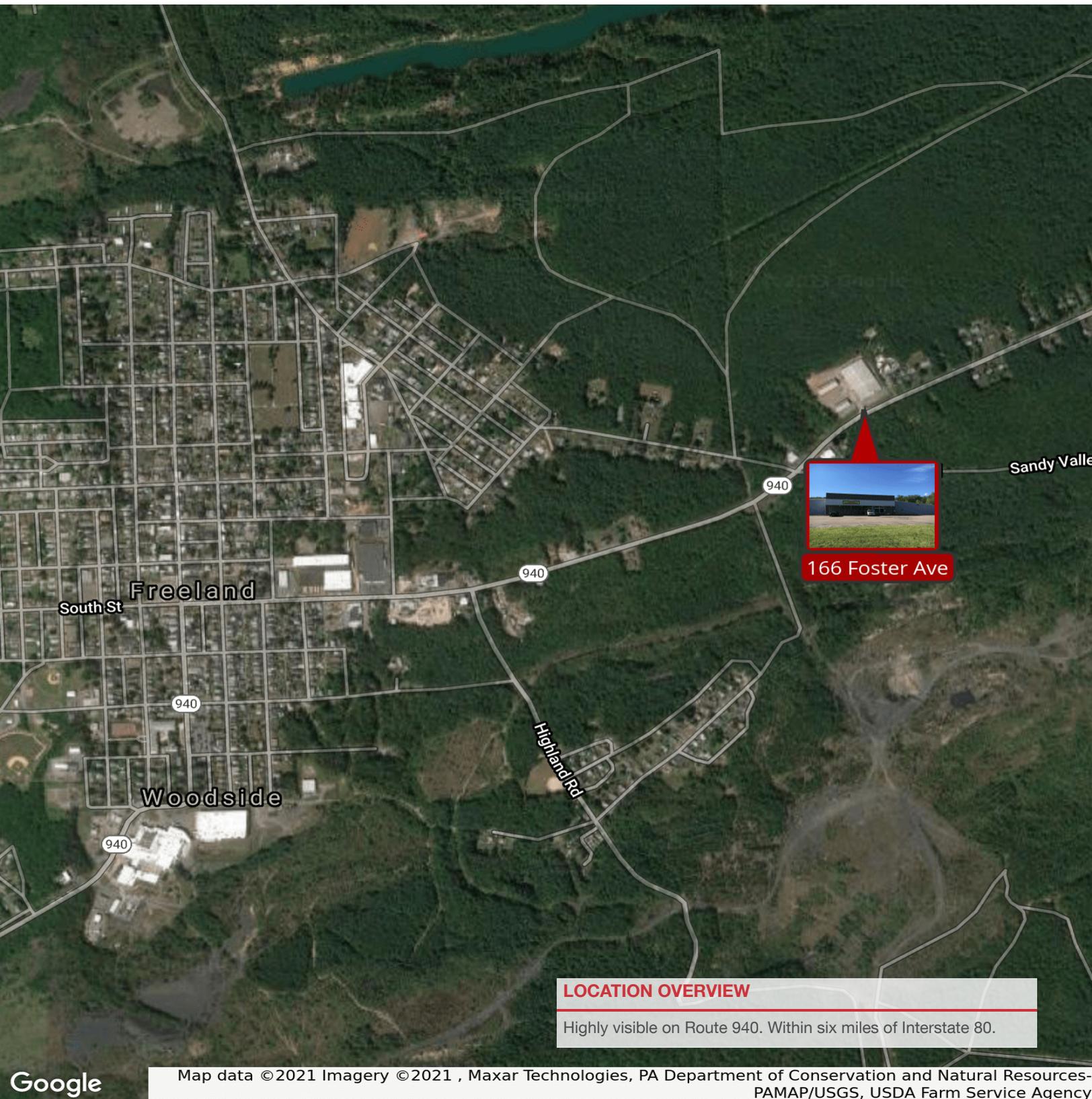


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### LOCATION OVERVIEW

Highly visible on Route 940. Within six miles of Interstate 80.

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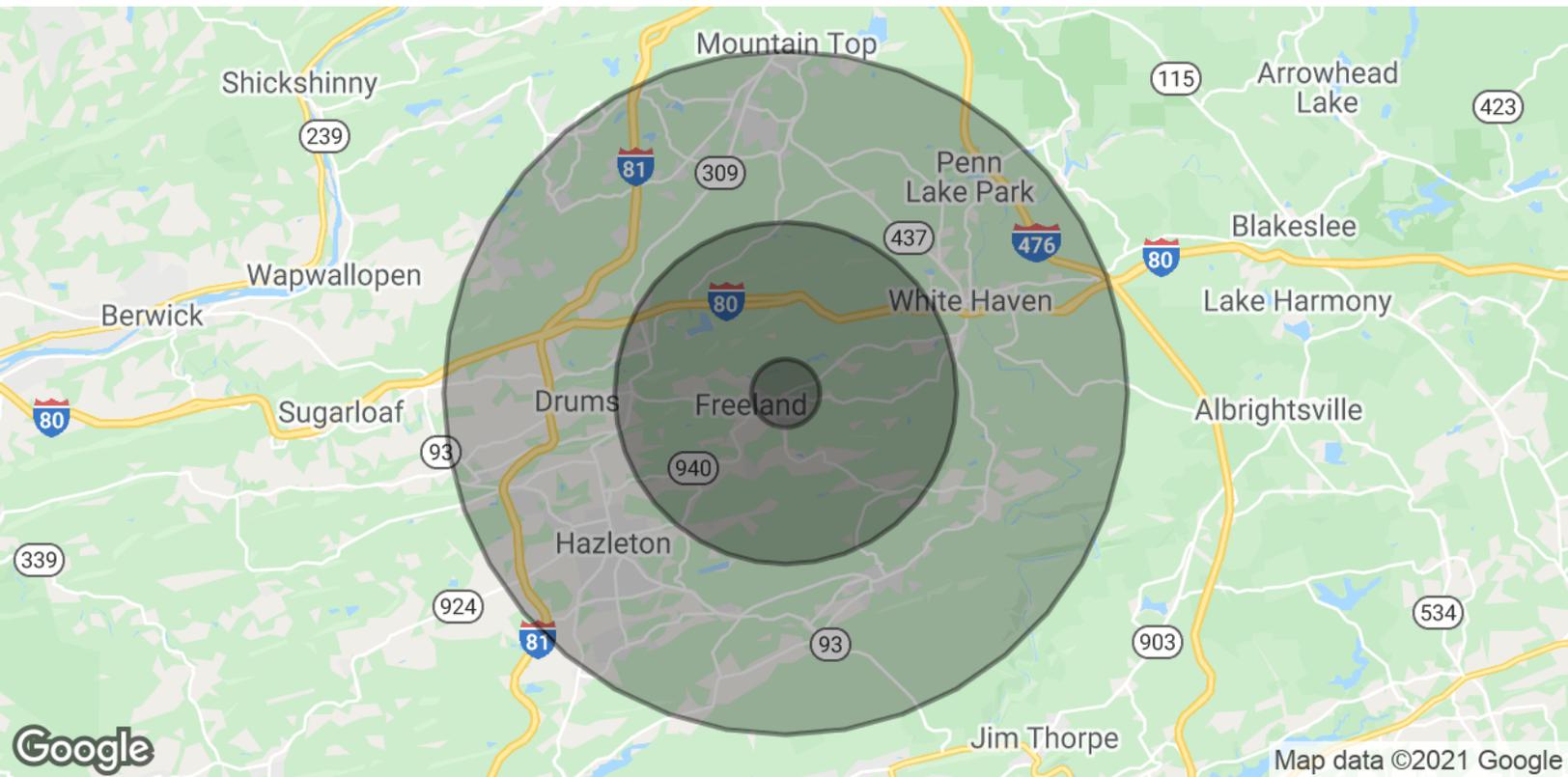


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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	1,324	14,233	92,316
Average age	40.1	43.1	41.9
Average age (Male)	38.2	42.0	40.2
Average age (Female)	44.0	45.3	43.8

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total households	595	6,084	36,975
# of persons per HH	2.2	2.3	2.5
Average HH income	\$44,419	\$50,878	\$53,972
Average house value		\$173,210	\$175,660

**TRAFFIC COUNTS**

Route 940	2,693/day
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\* Demographic data derived from 2010 US Census



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