

# Prime Commercial Site

22.264 acres

Dessen Drive & State Route 93



## POPULATION

3 miles	54,339
5 miles	66,815
10 miles	122,573
15 miles	236,882

## MEDIAN AGE

3 miles	39.3
5 miles	40.4
10 miles	39.3
15 miles	41.5

## MEDIAN HH INCOME

3 miles	\$48,640
5 miles	\$46,732
10 miles	\$47,509
15 miles	\$47,802

## TOTAL HOUSING UNITS

3 miles	24,361
5 miles	30,563
10 miles	55,344
15 miles	110,579

## LABOR FORCE

3 miles	26,952
5 miles	32,941
10 miles	59,522
15 miles	114,142

More than 18,000 vehicles pass this site daily



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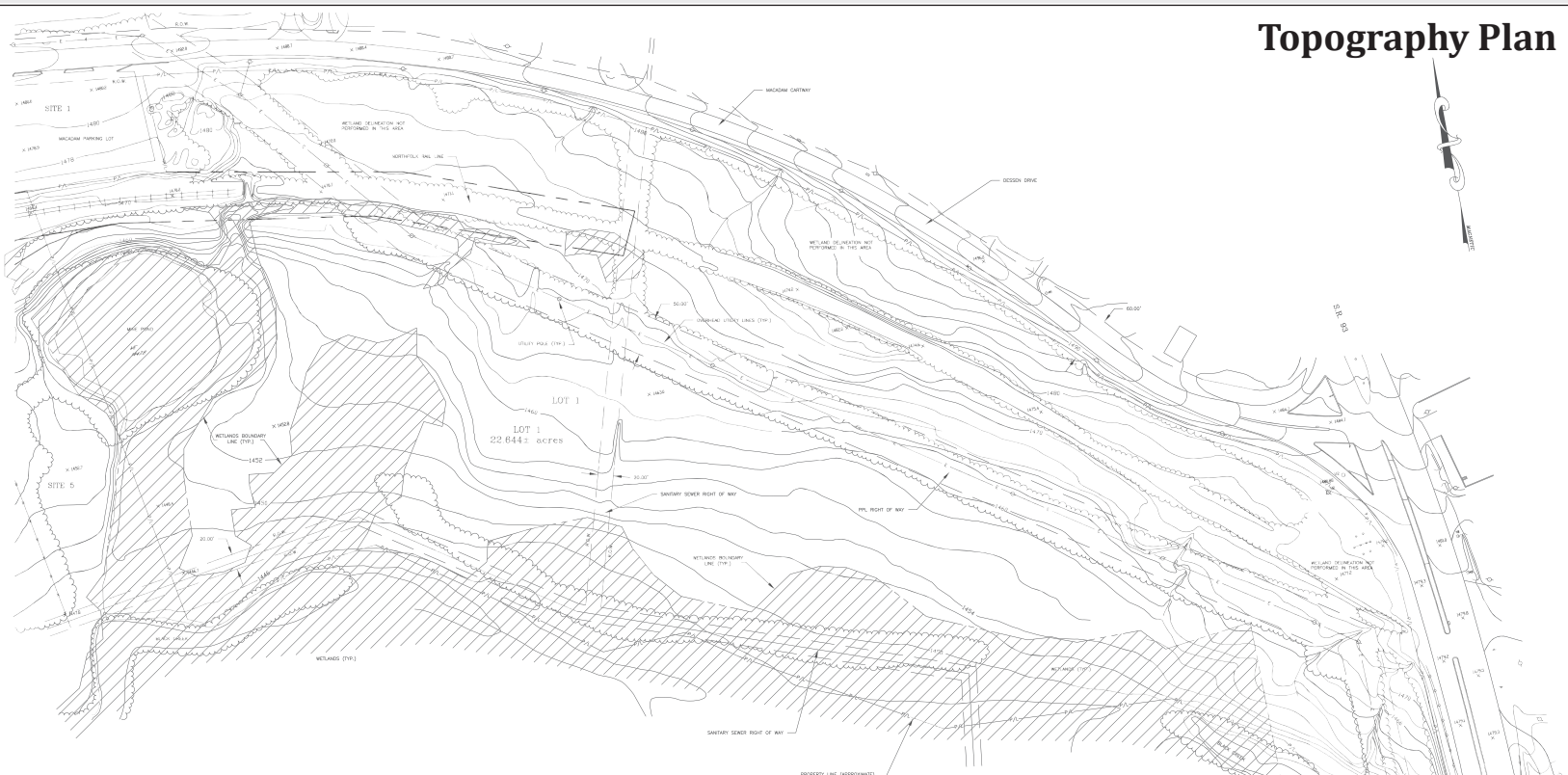
Dessen Drive & State Route 93

## SITE DETAILS

Owner:	CAN DO, Inc.
Previous use of the site:	Undeveloped
Site acreage:	22.64 acres
Address:	Dessen Drive and State Route 93 West Hazleton, PA 18202
Description:	Site is located at cross section of Dessen Drive and State Route 93 making it visible to residents and visitors in Greater Hazleton.

## COMMUNITY DETAILS

Traffic Counts:	18,000 vehicles pass this site on State Route 93 daily
Commercial/Retail neighbors:	Site is surrounded by multiple shopping, banking, dining, coffee shops and other retail hot spots, including The Laurel Mall and Valmont Plaza, West Hazleton Plaza and Walmart Supercenter
Industrial neighbors:	Site is also located at one of the main entrances to Valmont Industrial Park. Valmont is a 750 acre industrial park housing 30 businesses that employ more than 2,600 people
Proximity to interstate:	Adjacent to State Route 93 on Dessen Drive 2 miles to Interstate 81, exit 145 via State Route 93



Topography Plan