

PROPERTY DESCRIPTION

Industrial land with preliminary final land development approval for a 20,000 SF building. Close proximity to I-476 and Rt 309. NPDES permit already in hand.

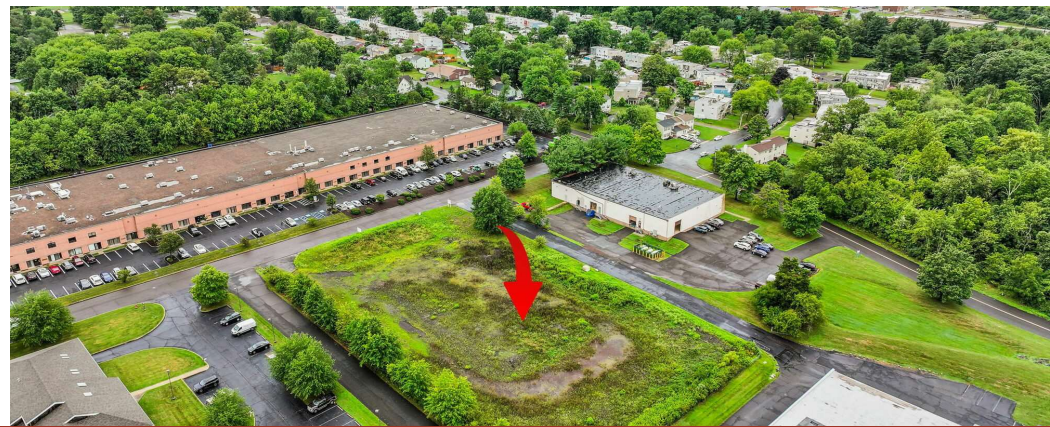
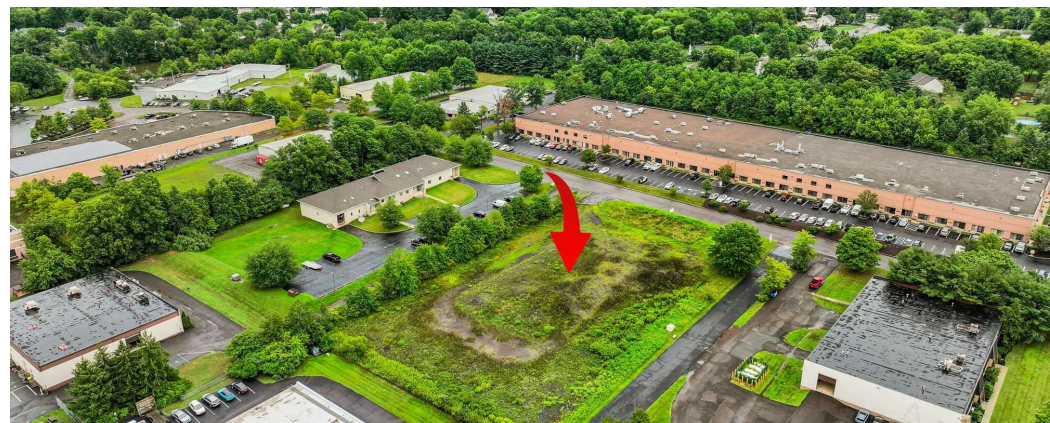
PROPERTY HIGHLIGHTS

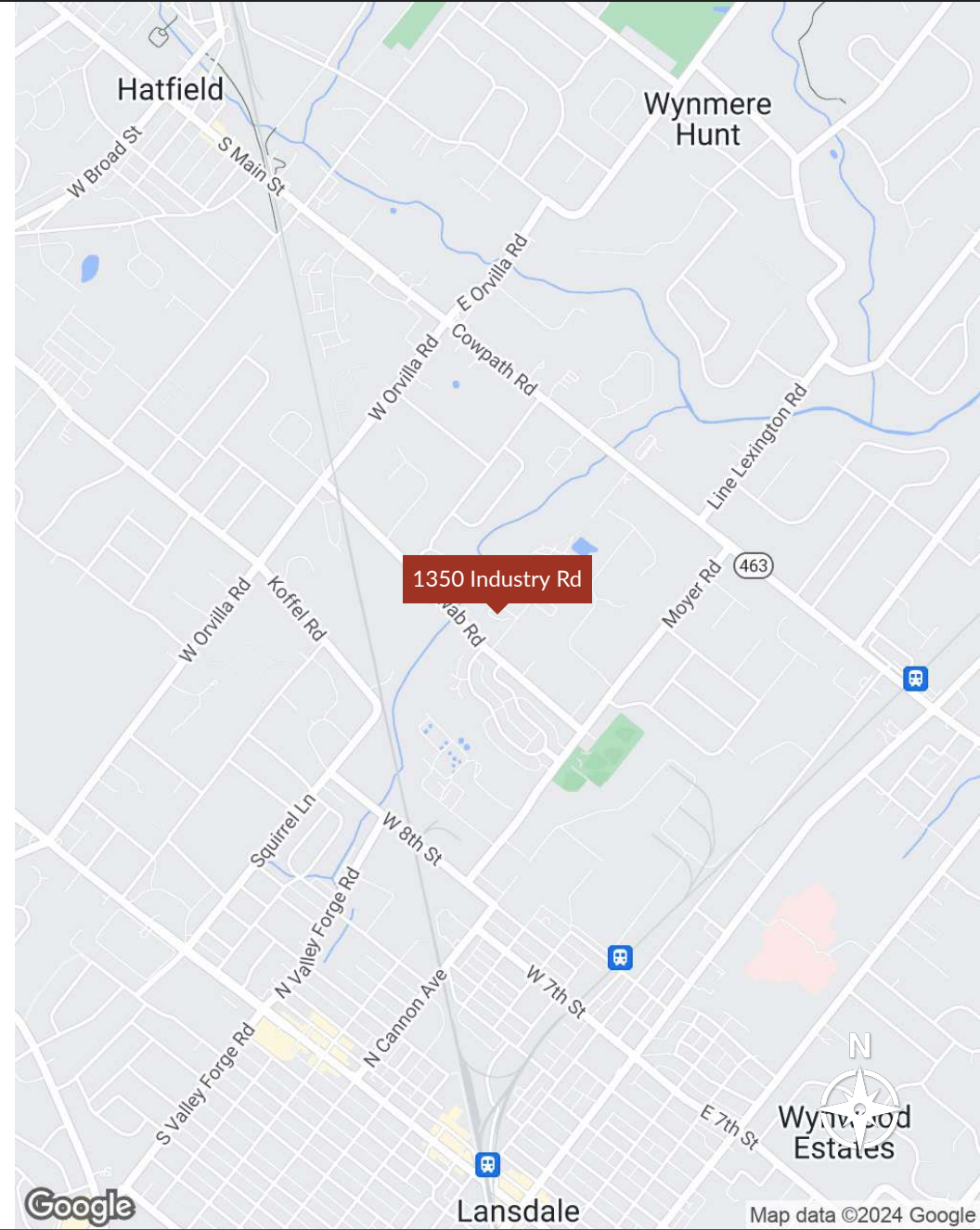
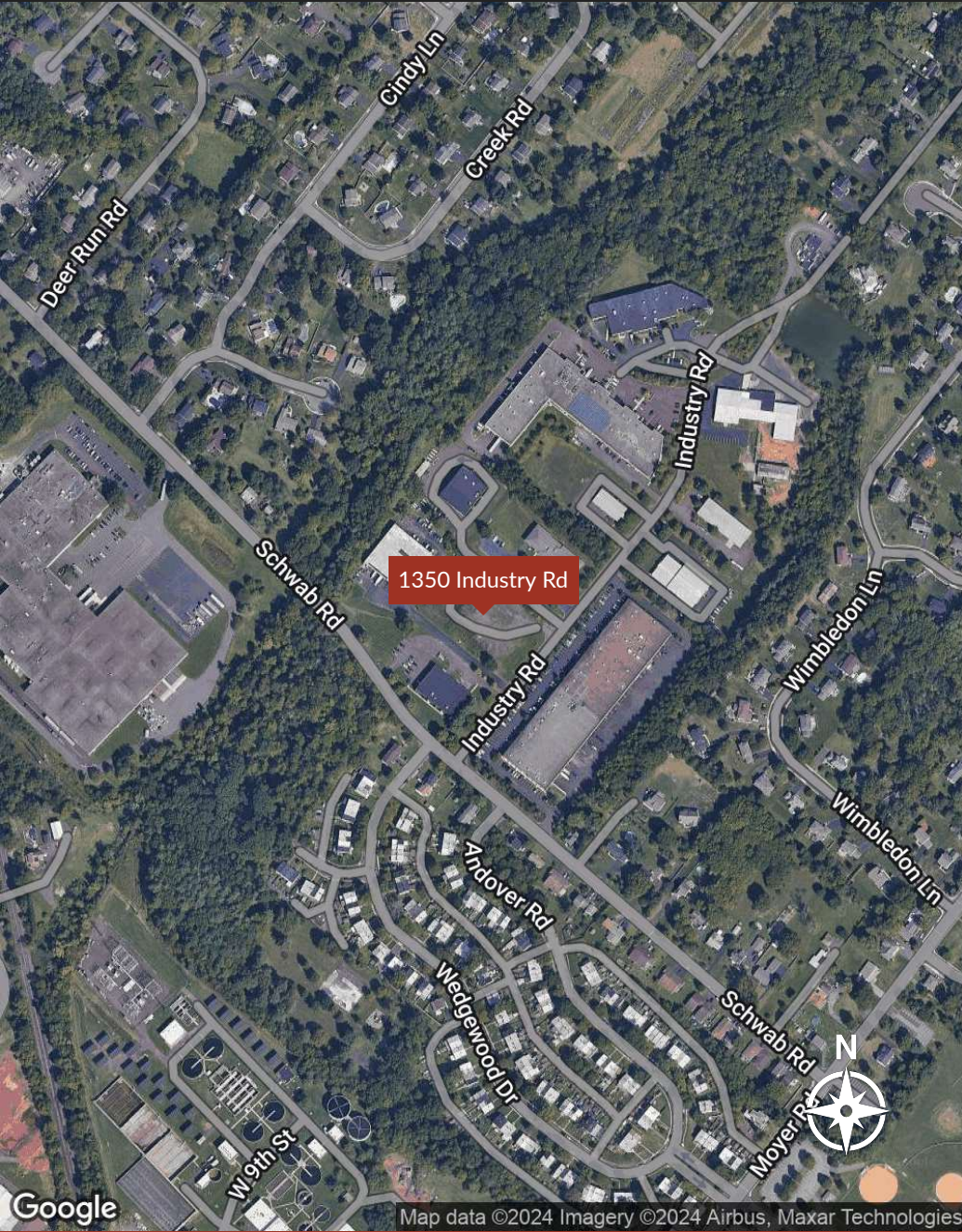
- Zoned for Light Industrial (LI) use
- Ample space for manufacturing or warehouse facilities
- Proximity to major transportation routes
- Access to utilities and infrastructure
- Potential for development or expansion
- Strategic location in the Hatfield area
- Opportunity for custom-built industrial facilities
- Suitable for logistics and distribution operations

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$550,000 |
| Lot Size: | 2 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 264 | 652 | 3,124 |
| Total Population | 770 | 1,833 | 8,569 |
| Average HH Income | \$132,214 | \$130,505 | \$119,205 |





Presented By

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 770 | 1,833 | 8,569 |
| Average Age | 41 | 42 | 43 |
| Average Age (Male) | 40 | 41 | 42 |
| Average Age (Female) | 42 | 43 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 264 | 652 | 3,124 |
| # of Persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH Income | \$132,214 | \$130,505 | \$119,205 |
| Average House Value | \$345,931 | \$362,426 | \$354,455 |

Demographics data derived from AlphaMap

