

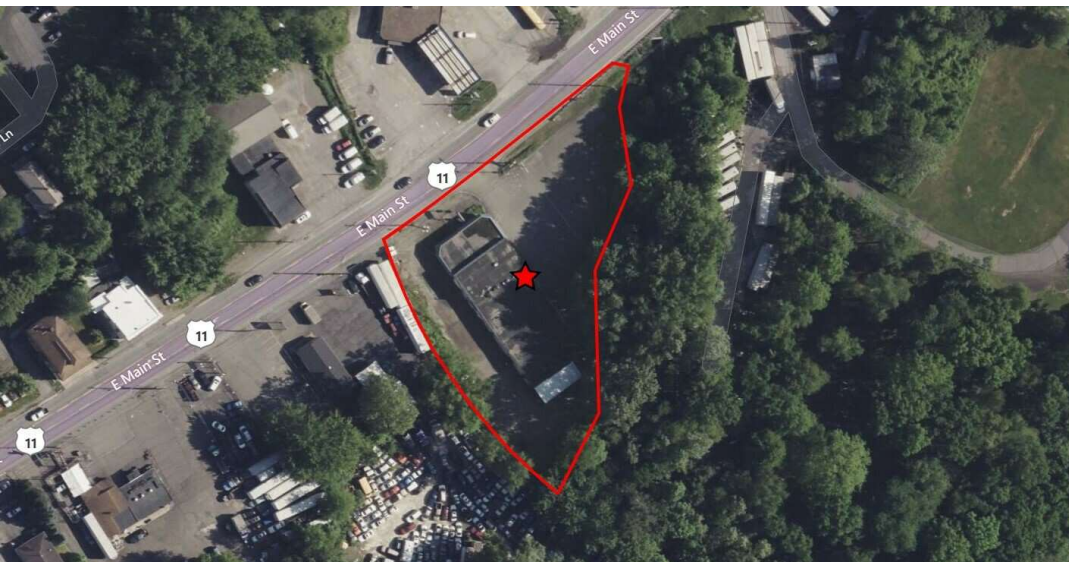
700 E. MAIN ST

Larksville, PA 18651

 **FOR SALE OR LEASE**

 **RETAIL**

 **6,000 - 10,400± SF**



PROPERTY DESCRIPTION

10,400± Total SF Commercial Building situated on 1.1 acres located on Route 11, in the B-2 Highway Business District of Larksville, PA. With 280 feet of road frontage, this site captures significant attention with a traffic count of 17,961 vehicles daily. Designed for utility, the property features potential drive-thru garage bays and a showroom with drive-in access. Ample off-street parking, coupled with a 1,600 SF second-floor storage area, adds to its operational convenience. Modern utilities, from natural gas heating to 3-phase electric service, support varied business needs. With its zoning and versatile infrastructure, this location is ideal for retail endeavors, vehicle/equipment sales, or repair services.

Available for immediate lease: commercial building situated on 1.1

SALE PRICE / LEASE RATE:
PRICE UPON REQUEST / NEGOTIABLE

FOR MORE INFORMATION


Chris Matus, CCIM, SIOR, PMP

 570.760.6411

 chris.matus@naimertz.com

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NAI Mertz

 **NAI Mertz** | 350 Laird Street, Suite 110
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570-820-7700 | naimertz.com



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PROPERTY HIGHLIGHTS

- Retail or Service/Repair space for lease
- 6,000 SF immediately available for Lease
- 10,400± SF Total
- 1.1 Acres
- 280 feet of road frontage
- Superior traffic exposure of 17,961 vehicles per day
- Drive thru garage bays
- Showroom area with drive in door access
- Indoor paint booth
- Walk-in cooler
- Plenty of room for off street parking and vehicle storage
- 2nd floor storage area (1,600 SF)
- Natural gas forced air heat
- 3 phase electric service
- Public sewer and water
- Zoning: B-2 Highway Business District
- Suitable for many uses including retail or vehicle/equipment sales and repairs

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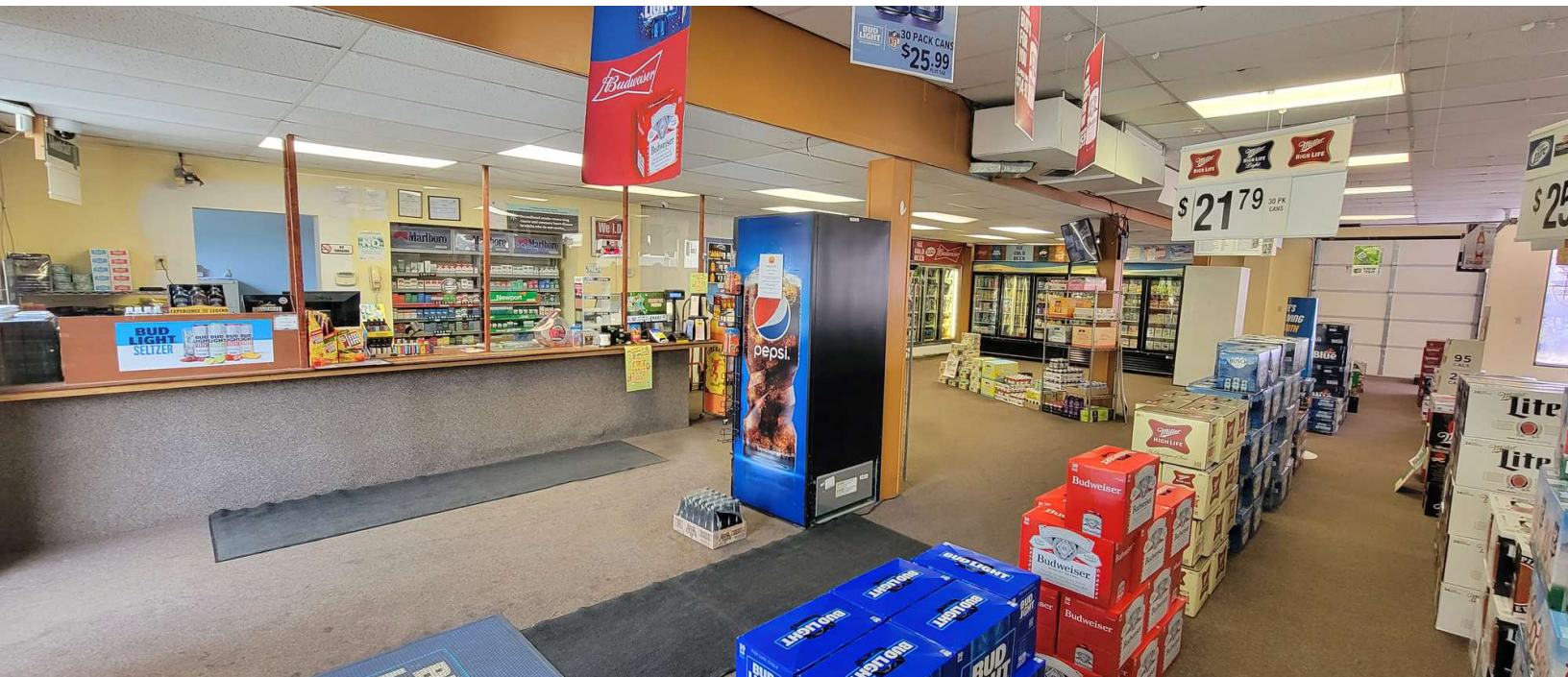
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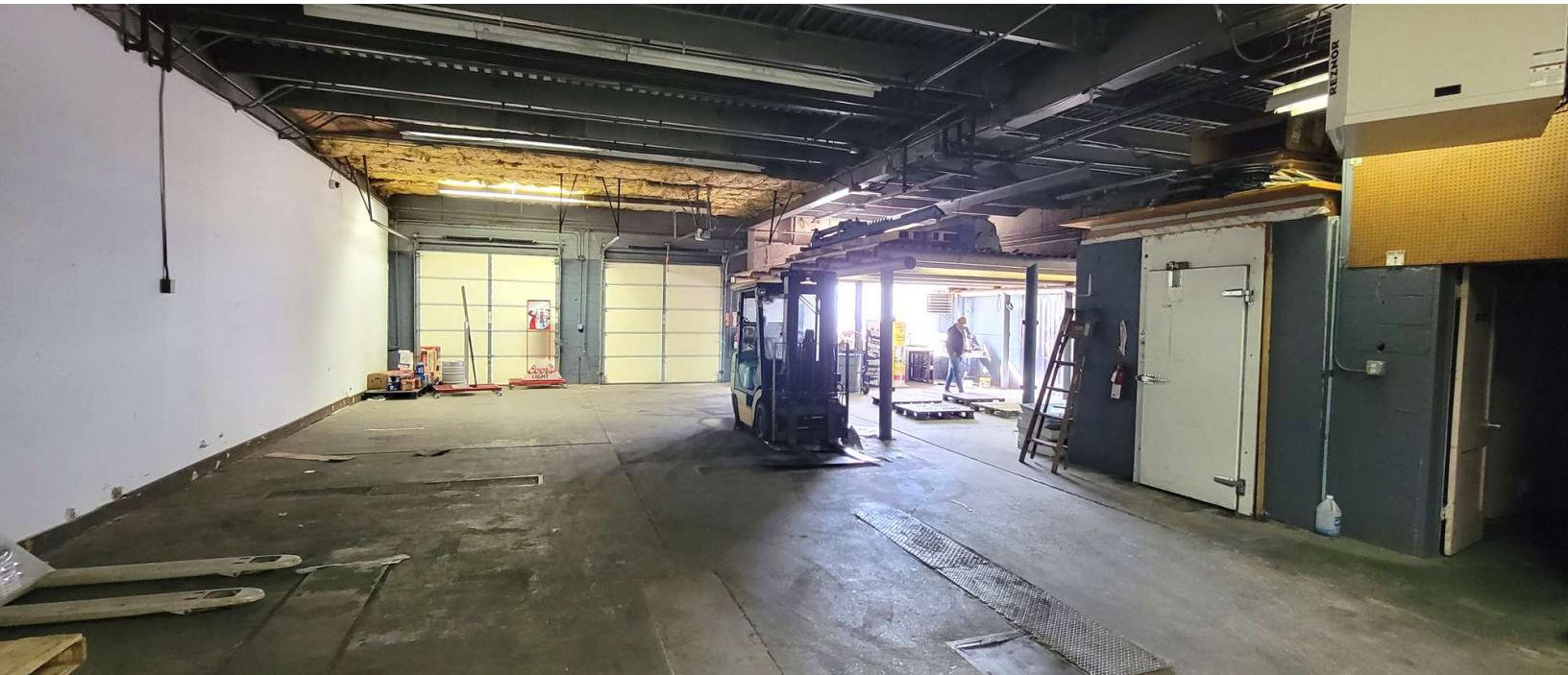
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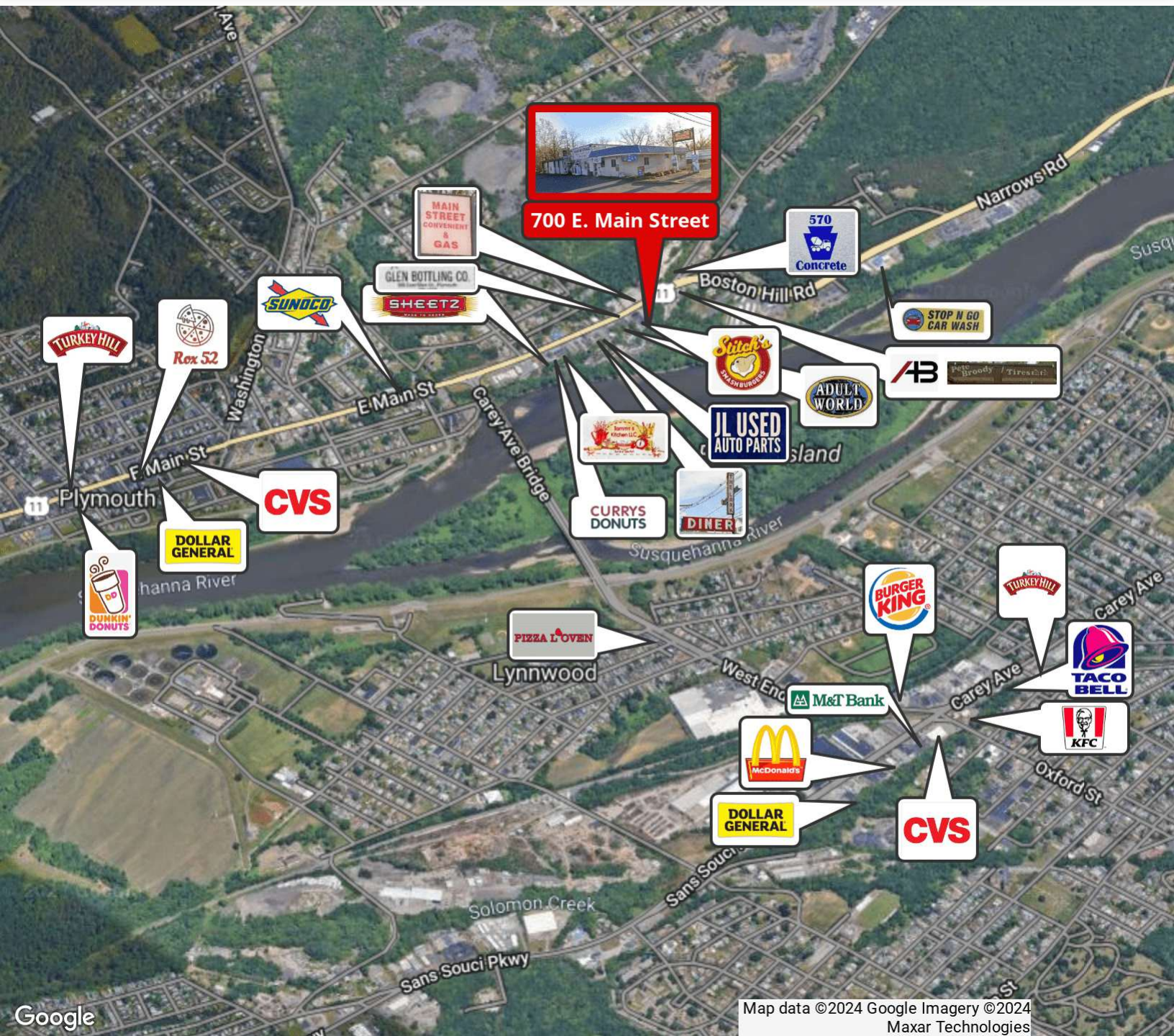
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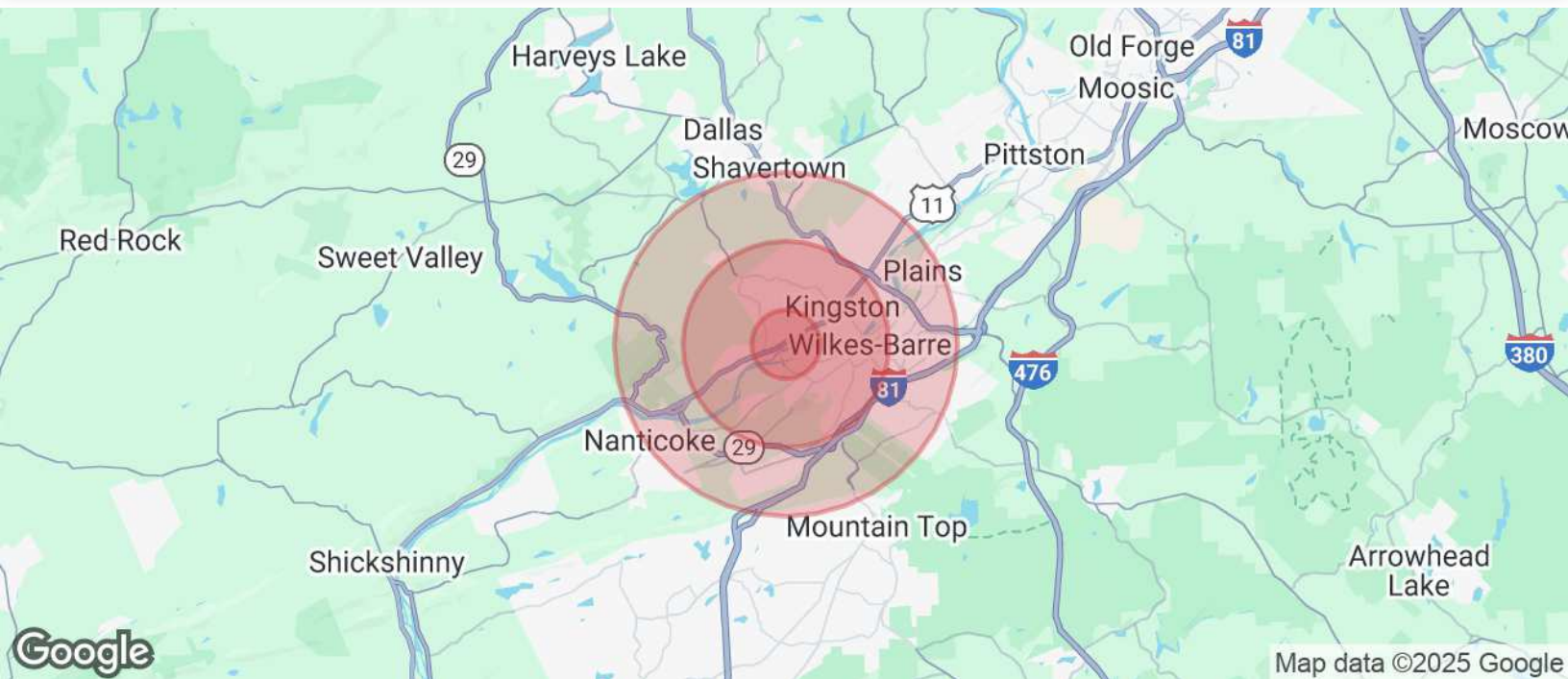
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,176	68,491	115,624
Average Age	48.2	38.7	40.4
Average Age (Male)	50.1	37.2	38.9
Average Age (Female)	46.5	40.4	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,042	33,755	56,289
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$51,646	\$49,899	\$52,430
Average House Value	\$92,965	\$91,801	\$99,957

TRAFFIC COUNTS

Narrows Rd. (Route 11)	17,961/day
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2020 American Community Survey (ACS)

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