

519 EAST STREET

Bloomsburg, PA 17815

 **FOR SALE**

 **RETAIL**

 **6,500 SF**



PROPERTY DESCRIPTION


6,500 SF retail building located along East Street in Bloomsburg, within walking distance to Bloomsburg University. Positioned on a 0.46-acre lot, the property offers strong visibility and access with exposure to 10,459 vehicles per day. Features include a recently replaced roof, 20 off-street parking spaces, a pylon sign, and flexible C-R Commercial Residential zoning, supporting a variety of retail or service uses.

SALE PRICE:

\$795,000

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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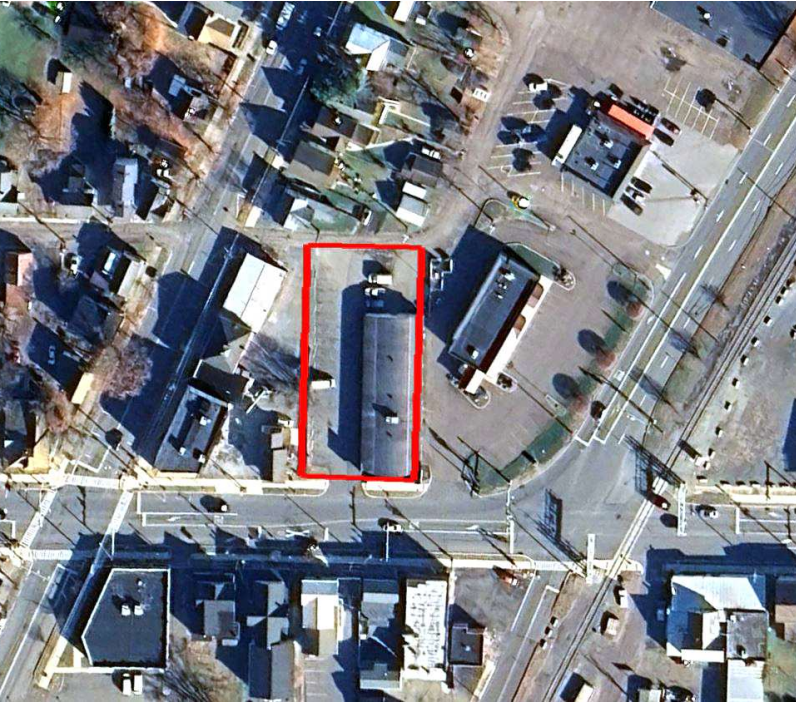
FOR SALE



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PROPERTY HIGHLIGHTS

- Retail
- Located on busy Route 11
- 6,500 square feet
- 0.46 acres
- 50' x 140' clear span
- 11' 3" to drop ceiling
- Power: 400 amp 3-phase
- (1) 7'h x 4'8"w overhead delivery door
- Structure: concrete block, steel trusses with wood roof decking
- Roof: insulated rubber & asphalt shingle
- New roof installed within the past year
- Public water and sewer
- Natural gas forced air heat
- Airconditioned
- 20 off-street parking spaces
- Traffic exposure: 10,459 vehicles per day
- Pylon sign
- Zoning: C-R Commercial Residential
- Walking distance to Bloomsburg University

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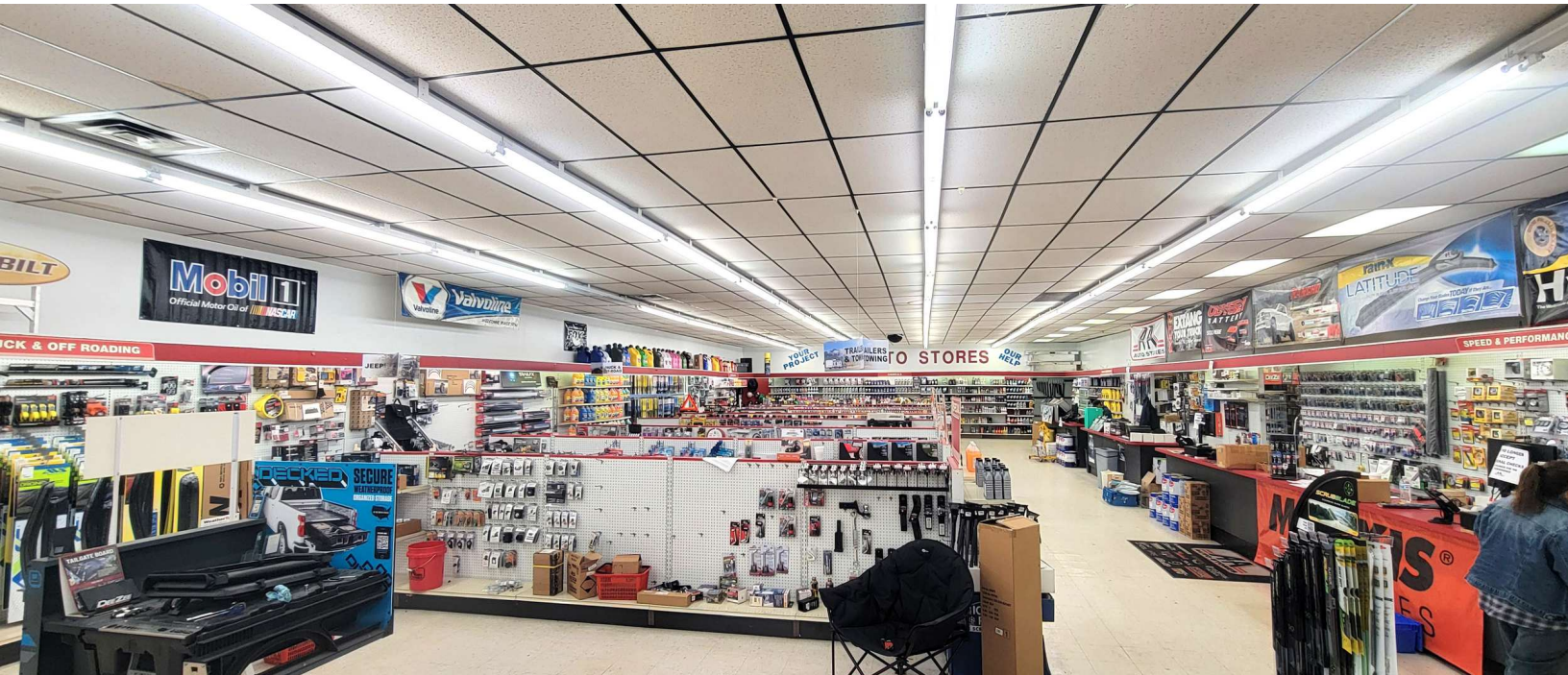
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LOCATION OVERVIEW

Strategically located at a four way intersection along busy Route 11. This location offers excellent visibility with a traffic count of 10,459 vpd. Situated within a densely populated retail corridor.

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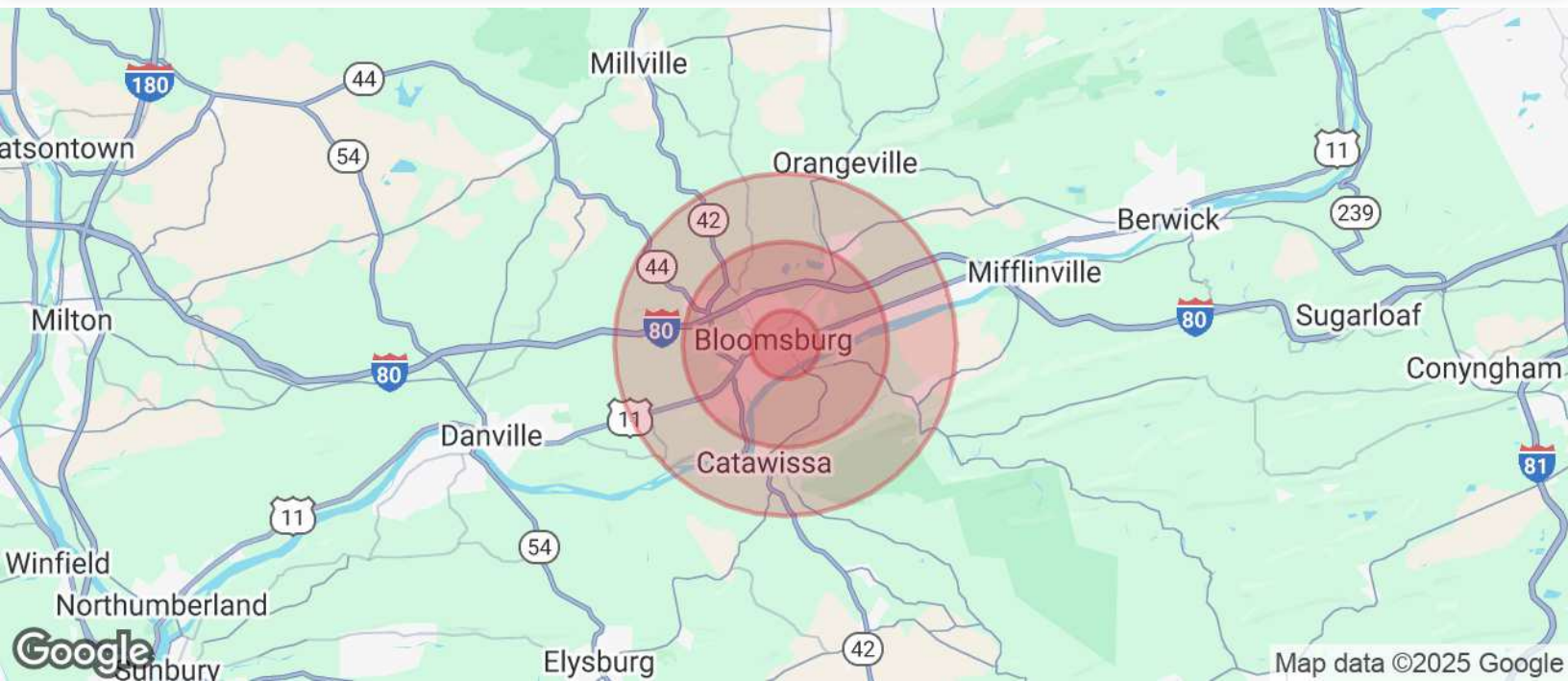
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,360	19,989	26,637
Average Age	34	38	40
Average Age (Male)	33	37	39
Average Age (Female)	35	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,397	7,622	10,404
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$69,167	\$80,341	\$83,469
Average House Value	\$208,346	\$228,660	\$233,888

TRAFFIC COUNTS

East Street	10,459/day
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Demographics data derived from AlphaMap

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