



**FOR SALE – ASKING \$375,000**

## COMMERCIAL/RETAIL LAND FOR DEVELOPMENT

### Property Highlights

- 0.59+/- acres located on busy Upper Front Street commercial corridor
- Adjacent land also available
- All utilities available
- Nearby highway access
- Zoned for Commercial Development
- Traffic Count: 23,728 AADT
- Neighboring retail includes: Advance Auto Parts, Walgreens and Tioga State Bank
- Taxes: \$4,860.23

Demographic	3 Miles	5 Miles	10 Miles
Population	15,575	62,137	158,335
Households	6,480	27,356	65,690
Average H.H. Income	\$109,191	\$82,526	\$93,573

### EXCLUSIVE CONTACT

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