

# Rt 611, Scotrun PA

Rt 611, Scotrun PA 18355



OFFERING MEMORANDUM



# Rt 611, Scotrun PA

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*Exclusively Marketed by:*

#### **Donald S. Hannig**

Broker/Owner/Senior Advisor

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# RT 611, SCOTRUN PA

**Executive Summary**

Investment Summary

Location Summary

01

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## OFFERING SUMMARY

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ADDRESS	Rt 611 Scotrun PA 18355
COUNTY	Monroe
OFFERING PRICE	\$398,000
PRICE PSF	\$4.57
LAND SF	87,120 SF
LAND ACRES	2
ZONING TYPE	C- Commercial

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## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2022 Population	585	8,136	25,699
2022 Median HH Income	\$82,458	\$72,184	\$77,251
2022 Average HH Income	\$105,628	\$98,103	\$100,967

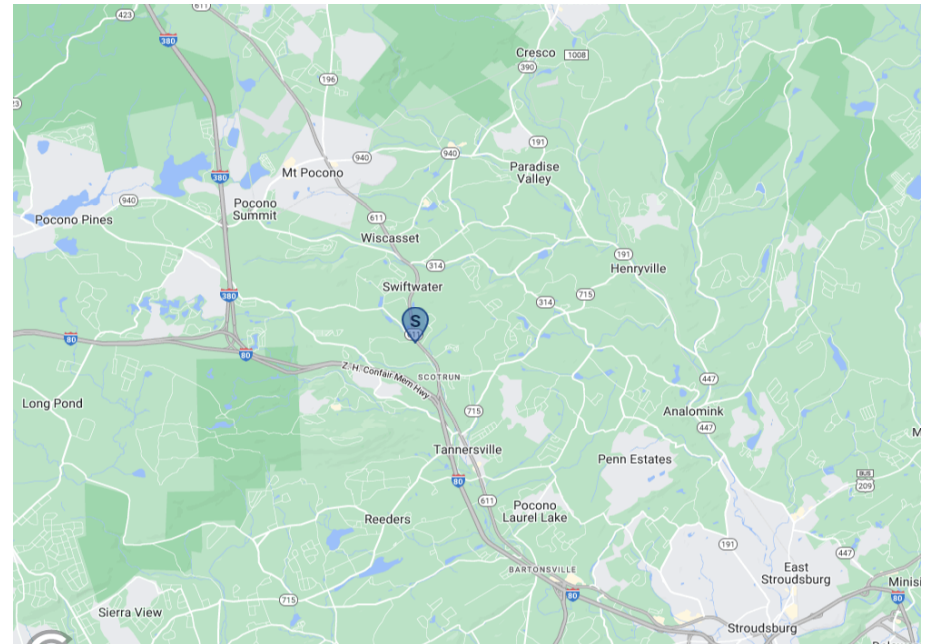
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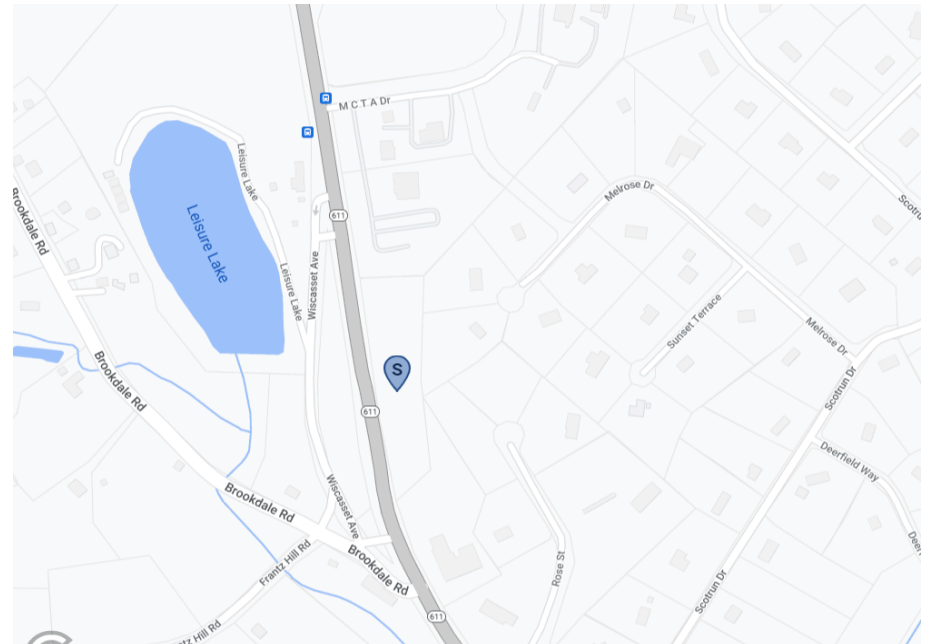


- Commercial 2 acre Lot located on Route 611 near Sanofi, The Crossings Factory Stores, Great Wolf Lodge and Camelback. Close to i80 and Route 940.

Regional Map



Locator Map



# RT 611, SCOTRUN PA

## Property Description

Property Features

Aerial Map

02

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## PROPERTY FEATURES

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LAND SF	87,120
LAND ACRES	2
ZONING TYPE	C- Commercial

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# RT 611, SCOTRUN PA

## Demographics

Demographics

Demographic Charts

03



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	502	7,212	21,514
2010 Population	589	8,366	26,569
2022 Population	585	8,136	25,699
2027 Population	573	8,174	25,649
2022 African American	69	982	4,017
2022 American Indian	1	25	123
2022 Asian	16	245	755
2022 Hispanic	69	1,074	4,588
2022 Other Race	27	420	1,822
2022 White	419	5,715	16,234
2022 Multiracial	52	742	2,735
2022-2027: Population: Growth Rate	-2.05 %	0.45 %	-0.20 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	29	418	766
\$15,000-\$24,999	6	109	459
\$25,000-\$34,999	10	194	733
\$35,000-\$49,999	16	406	1,249
\$50,000-\$74,999	47	534	1,491
\$75,000-\$99,999	28	344	1,214
\$100,000-\$149,999	60	683	2,003
\$150,000-\$199,999	20	312	1,083
\$200,000 or greater	20	234	680
Median HH Income	\$82,458	\$72,184	\$77,251
Average HH Income	\$105,628	\$98,103	\$100,967

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	236	3,606	10,121
2010 Total Households	229	3,168	9,607
2022 Total Households	237	3,234	9,676
2027 Total Households	233	3,273	9,747
2022 Average Household Size	2.41	2.49	2.64
2000 Owner Occupied Housing	155	2,212	6,303
2000 Renter Occupied Housing	41	497	1,450
2022 Owner Occupied Housing	169	2,406	7,319
2022 Renter Occupied Housing	68	828	2,358
2022 Vacant Housing	52	1,154	2,489
2022 Total Housing	289	4,388	12,165
2027 Owner Occupied Housing	168	2,452	7,403
2027 Renter Occupied Housing	65	821	2,344
2027 Vacant Housing	56	1,174	2,374
2027 Total Housing	289	4,447	12,121
2022-2027: Households: Growth Rate	-1.70 %	1.20 %	0.75 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	39	517	1,751
2022 Population Age 35-39	31	450	1,397
2022 Population Age 40-44	29	474	1,444
2022 Population Age 45-49	35	521	1,574
2022 Population Age 50-54	41	590	1,900
2022 Population Age 55-59	46	673	2,106
2022 Population Age 60-64	47	628	1,986
2022 Population Age 65-69	39	541	1,677
2022 Population Age 70-74	31	401	1,231
2022 Population Age 75-79	25	271	856
2022 Population Age 80-84	15	183	549
2022 Population Age 85+	12	137	426
2022 Population Age 18+	480	6,558	20,735
2022 Median Age	45	44	43

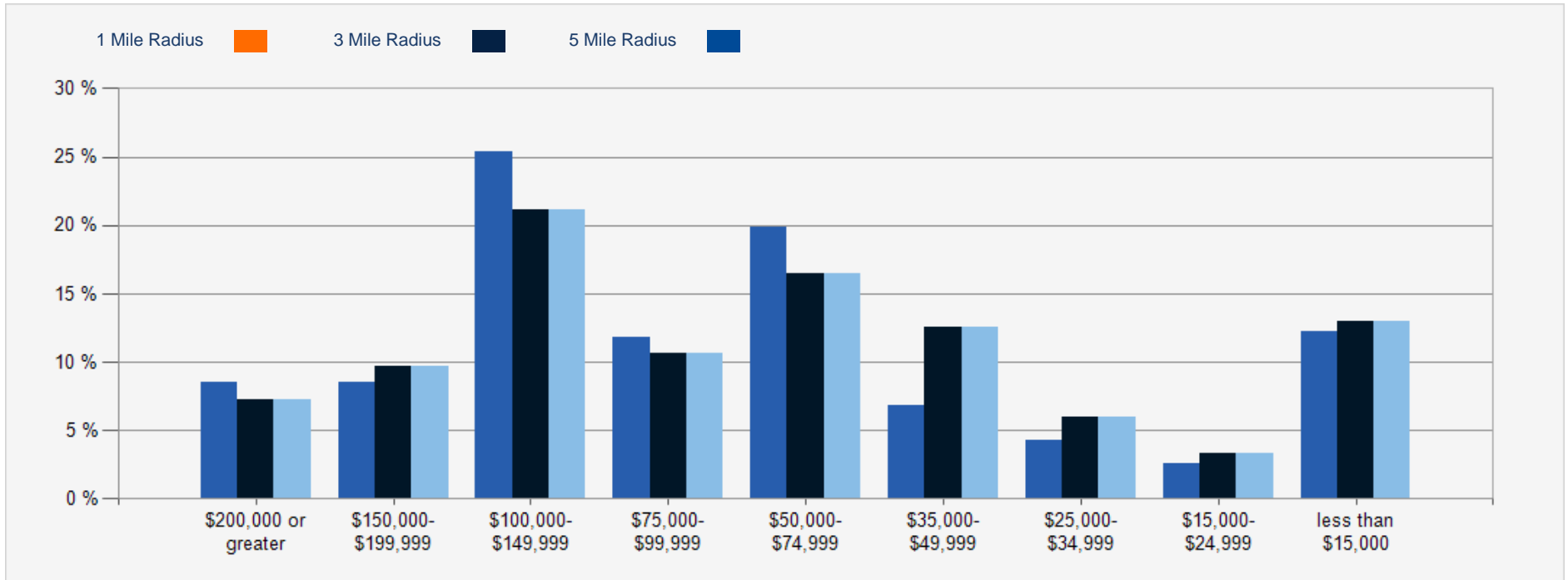
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,932	\$68,407	\$79,843
Average Household Income 25-34	\$101,036	\$93,777	\$100,046
Median Household Income 35-44	\$103,847	\$83,292	\$91,362
Average Household Income 35-44	\$128,930	\$109,250	\$113,840
Median Household Income 45-54	\$104,010	\$99,362	\$98,504
Average Household Income 45-54	\$124,710	\$115,891	\$118,635
Median Household Income 55-64	\$93,435	\$83,244	\$86,672
Average Household Income 55-64	\$114,765	\$105,770	\$108,271
Median Household Income 65-74	\$72,990	\$62,248	\$60,849
Average Household Income 65-74	\$94,752	\$87,667	\$91,125
Average Household Income 75+	\$72,134	\$67,276	\$62,475

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	49	579	1,991
2027 Population Age 35-39	39	571	1,968
2027 Population Age 40-44	31	512	1,513
2027 Population Age 45-49	29	483	1,454
2027 Population Age 50-54	33	522	1,556
2027 Population Age 55-59	38	574	1,823
2027 Population Age 60-64	41	593	1,907
2027 Population Age 65-69	42	580	1,823
2027 Population Age 70-74	35	482	1,481
2027 Population Age 75-79	26	312	1,003
2027 Population Age 80-84	19	228	677
2027 Population Age 85+	14	162	505
2027 Population Age 18+	469	6,591	20,780
2027 Median Age	44	44	43

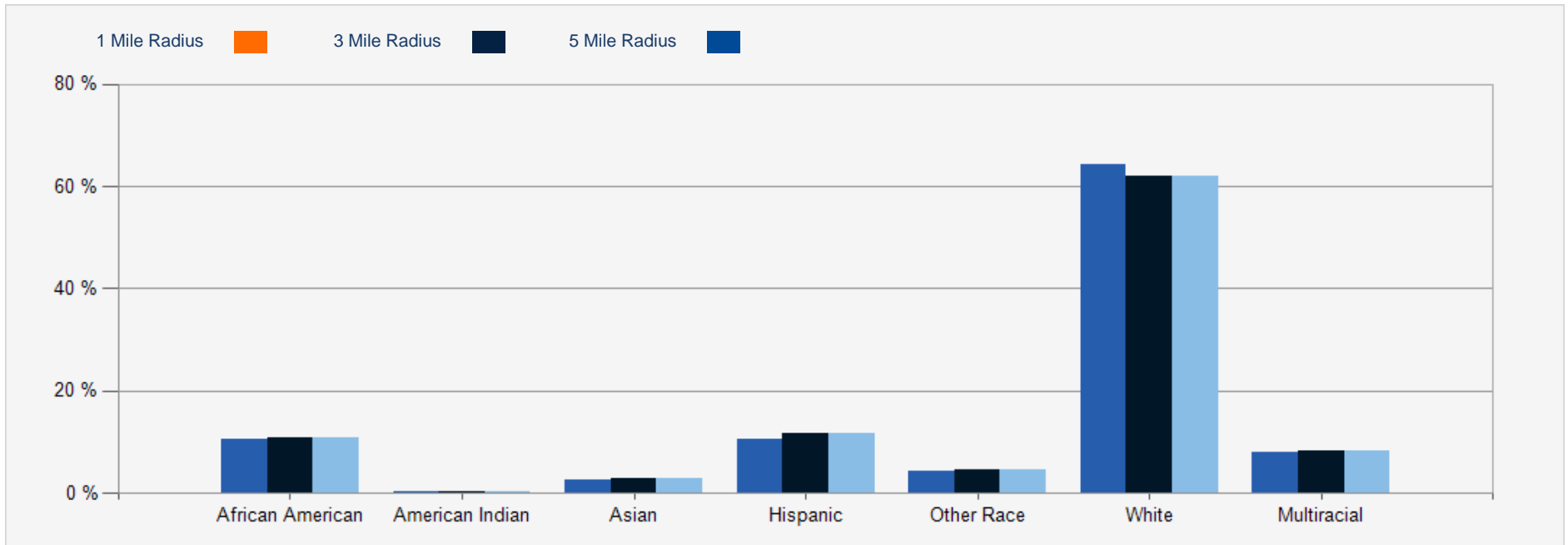
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,349	\$77,445	\$90,830
Average Household Income 25-34	\$112,716	\$105,881	\$112,856
Median Household Income 35-44	\$112,112	\$102,907	\$104,894
Average Household Income 35-44	\$147,691	\$127,926	\$132,651
Median Household Income 45-54	\$112,489	\$108,310	\$107,592
Average Household Income 45-54	\$140,003	\$131,699	\$135,056
Median Household Income 55-64	\$101,991	\$100,000	\$101,342
Average Household Income 55-64	\$127,697	\$122,621	\$125,990
Median Household Income 65-74	\$78,219	\$71,313	\$76,454
Average Household Income 65-74	\$109,796	\$102,090	\$109,393
Average Household Income 75+	\$84,444	\$79,429	\$75,802



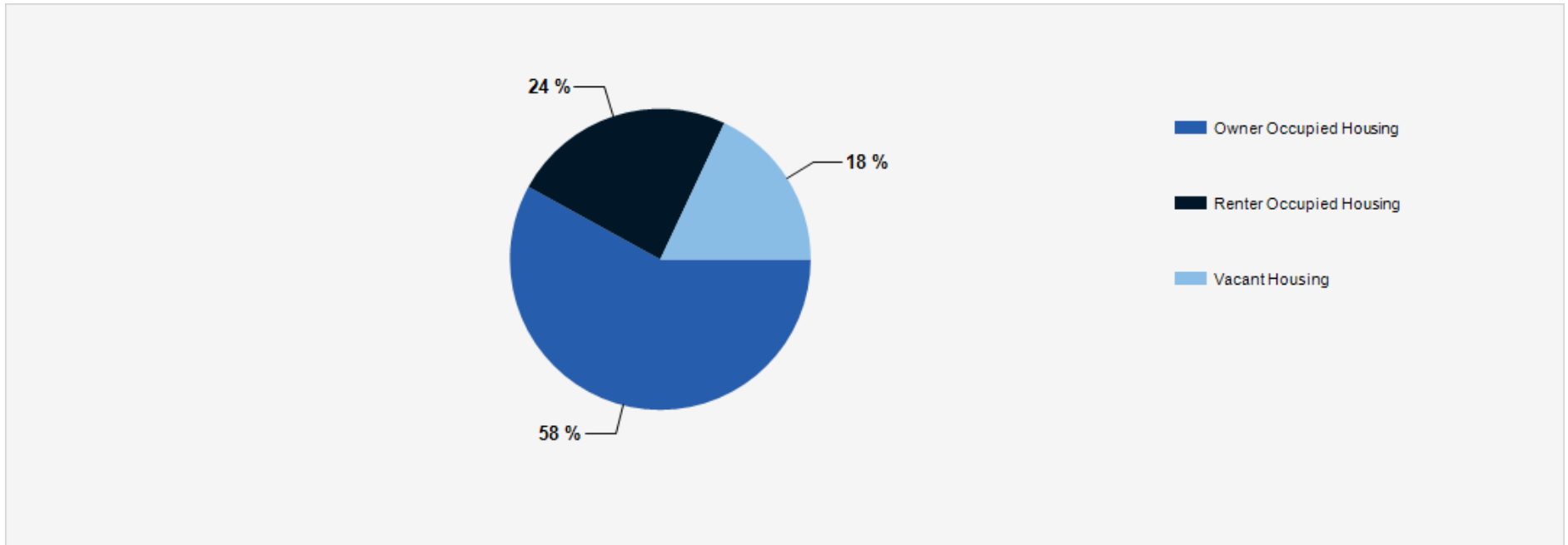
## 2022 Household Income



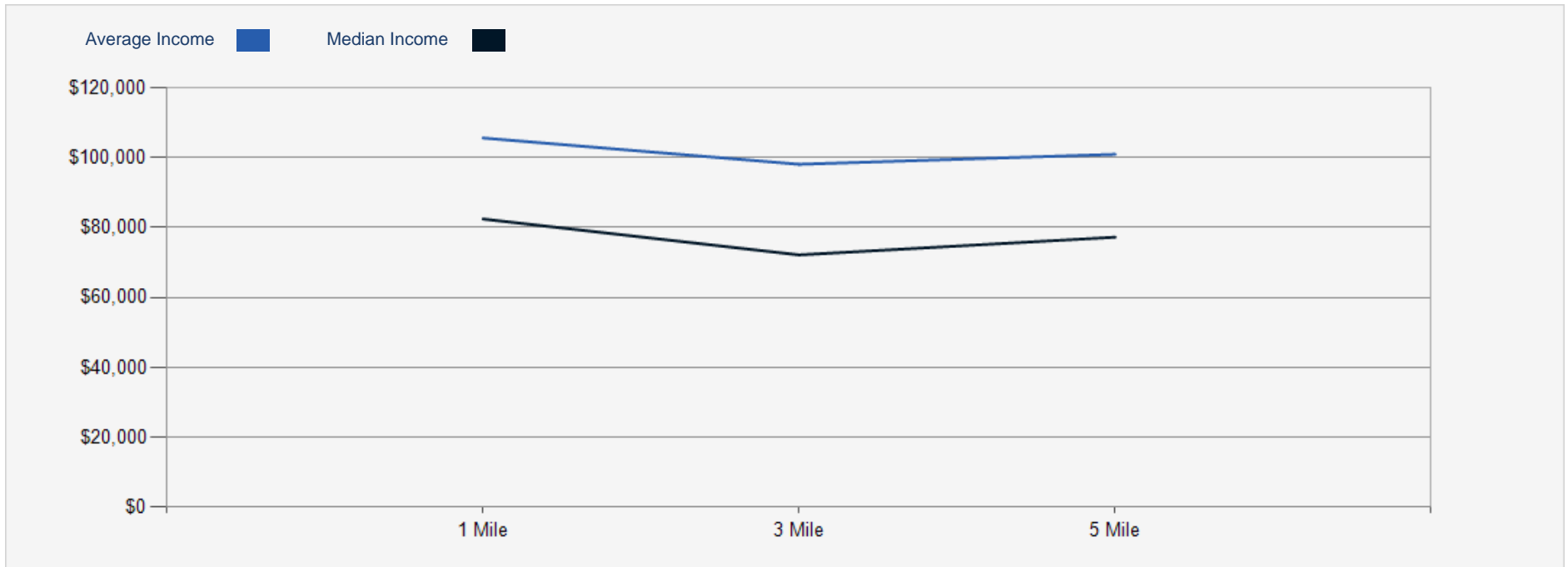
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



# RT 611, SCOTRUN PA

04 Company Profile

Advisor Profile

04





Donald S. Hannig  
Broker/Owner/Senior Advisor

President and Broker (25+ years experience)

Specialties: Buyer's Agent, Listing Agent, Commercial R.E., Property Management, Home Building

Professional experience does matter...25+ years of experience in the Commercial and Residential Real Estate, Development and Construction industries. Education...2003 Masters Business Administration (MBA) from Lehigh University; 1991 Bachelor of Science (BS) in Business and Economics from Lehigh University.

When transacting real estate, it is essential to have the necessary expertise to represent you in the ever changing real estate market. Once the agreement is signed, you need expert advise when navigating the sale through the purchasing process for successful settlement. Look no further than Don Hannig for the expertise and knowledge needed for successfully finding the right property for your needs, marketing your property for sale and completing the transaction.