

FOR SALE

234 N. MAIN STREET

Loganville, PA 17339

PRESENTED BY:

KAREN NEIDERER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	4,970 SF
ZONING:	Commercial
TRAFFIC COUNT:	7,000
APN:	75-000-03-0015-00-00000

PROPERTY OVERVIEW

4,790 SF former bank with a drive-thru available for sale. Located on N. Main Street in Loganville, PA with high visibility, minutes from I-83 and situated among national retailers.

PROPERTY HIGHLIGHTS

- 4,790 SF commercial building
- Owner/user
- Investment property
- Free standing
- Former bank with drive-thru
- High visibility
- Minutes from I-83
- Nearby neighbors; Rutters, Momma's Pizza, Dollar General and Loganville Elementary School
- N. Main Street Average Traffic Count: 7,000 VPD – both directions

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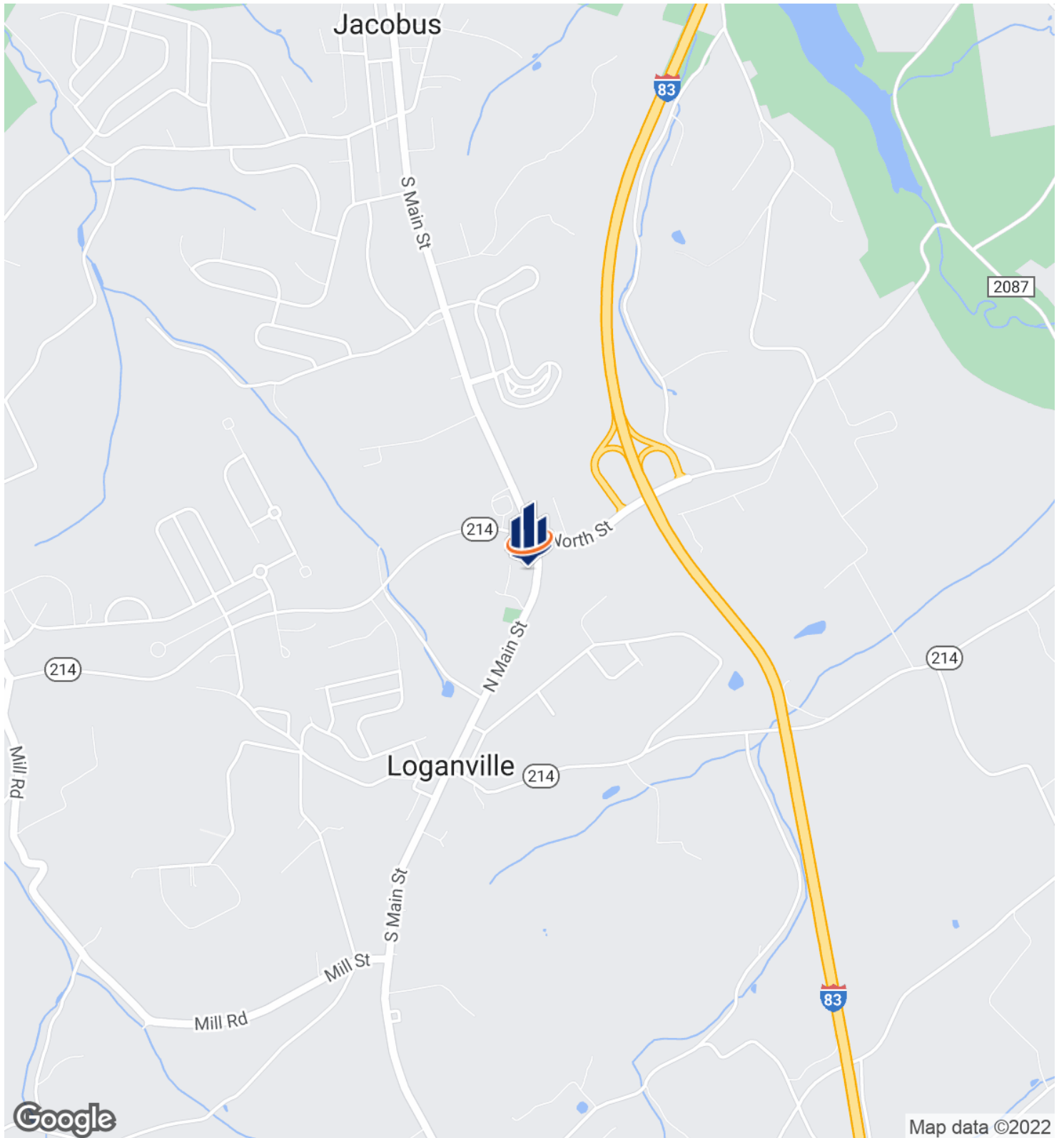
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SVN | LATUS 2

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LOCATION MAP



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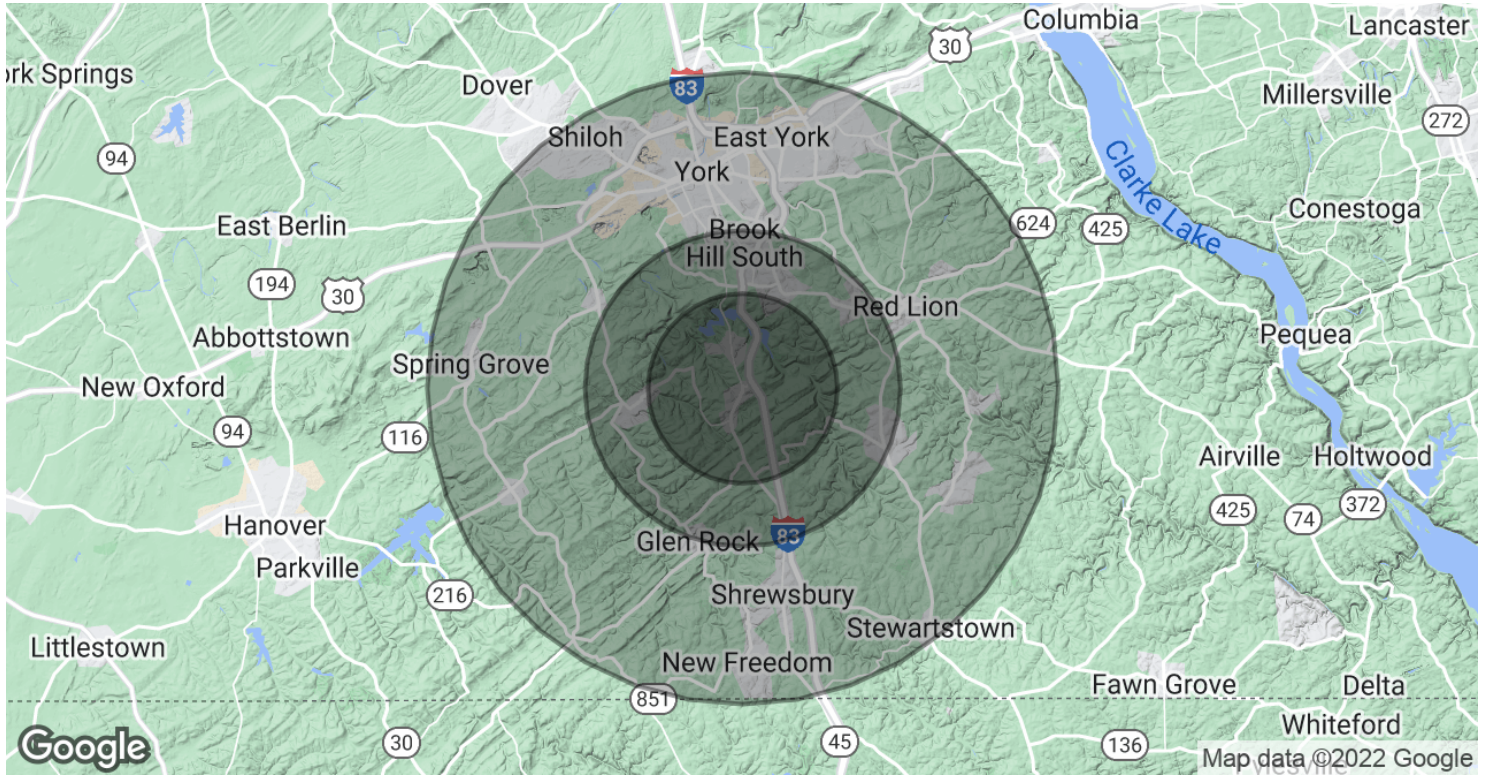
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,021	31,863	207,127
AVERAGE AGE	42.6	43.4	39.9
AVERAGE AGE (MALE)	40.7	41.8	38.4
AVERAGE AGE (FEMALE)	43.3	44.7	41.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,571	13,420	84,718
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$97,336	\$85,301	\$75,011
AVERAGE HOUSE VALUE	\$442,957	\$329,168	\$214,148

* Demographic data derived from 2020 ACS - US Census

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