

# LAND - SHOEMAKER AVE.

West Wyoming, PA 18644

 FOR SALE

 LAND

 112.98 ACRES



## PROPERTY DESCRIPTION

112.98 Total Acres on three lots. Ideally positioned within close proximity to the 8th street intersection, connecting to the Back Mountain and Valley Towns. With its strategic location and versatile zoning, this property offers potential for expansive development. Adjacent 1.32 Acre parcel for sale, zoned Industrial with 7,600± SF Bld. (575 Shoemaker Ave.)

SALE PRICE:

**PRICE UPON REQUEST**



## FOR MORE INFORMATION

**Kyle Atchison**

 570.820.7700 x404

 kyle.atchison@naimertz.com


**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411 x403

 chris.matus@naimertz.com

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# NAI Mertz

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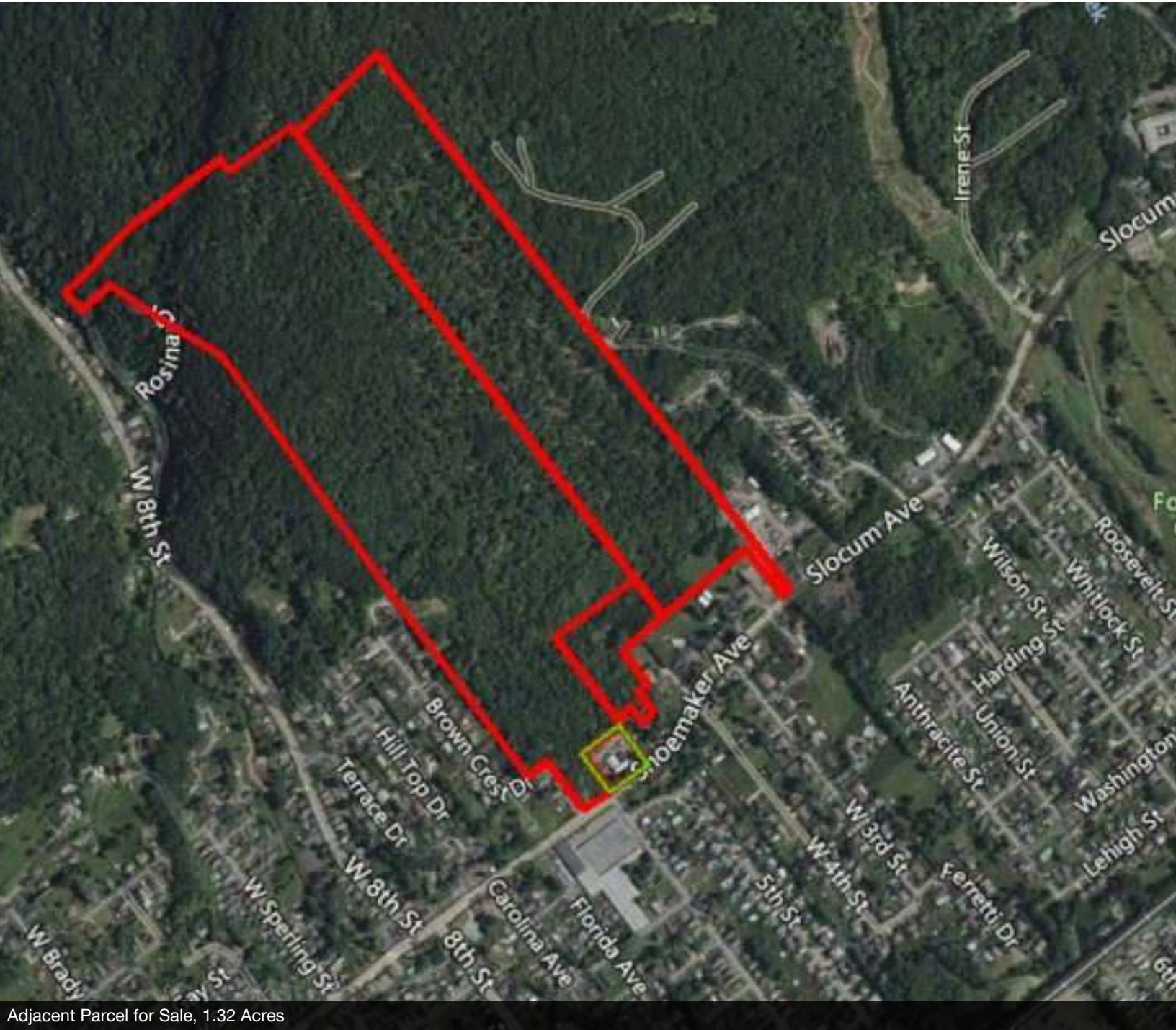
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Adjacent Parcel for Sale, 1.32 Acres


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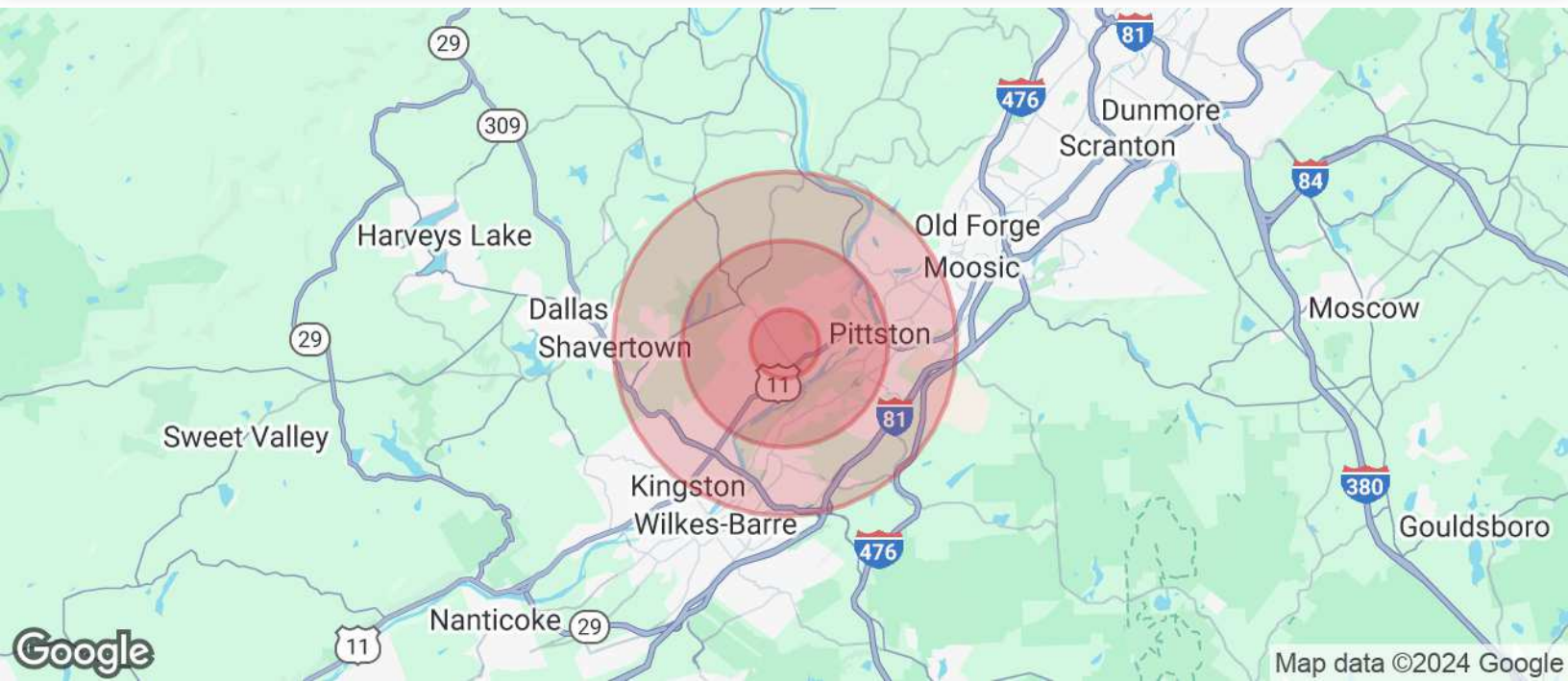
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,429	32,731	87,847
Average Age	46	46	45
Average Age (Male)	44	44	44
Average Age (Female)	48	48	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,429	14,909	39,359
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$86,109	\$85,204	\$86,796
Average House Value	\$194,648	\$192,567	\$196,033

## TRAFFIC COUNTS

Shoemaker Avenue	7,522/day
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Demographics data derived from AlphaMap


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