

FOR SALE

# 1039 TREXLERTOWN RD

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Trexlerstown, PA 18087

PRESENTED BY:

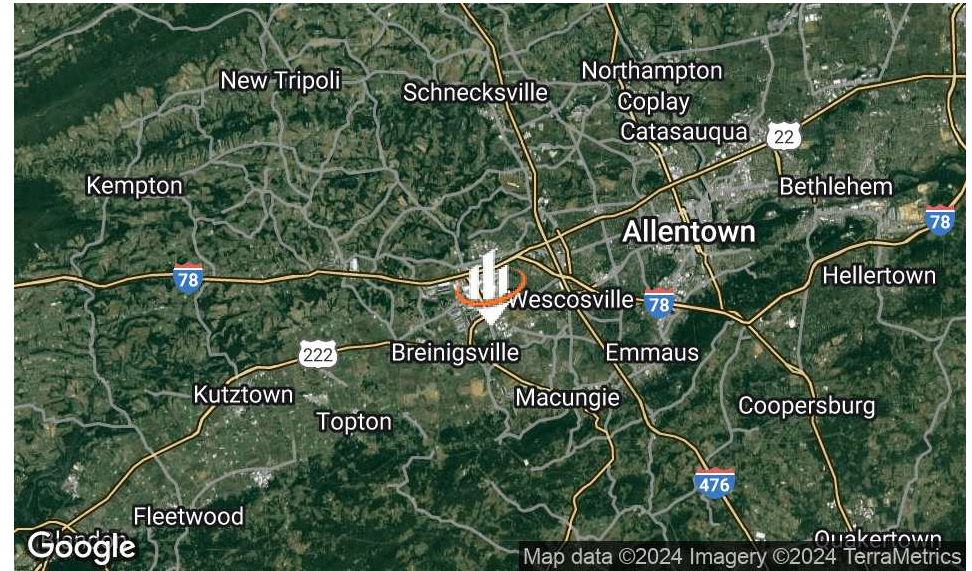
MICHAEL CICCONE, JR.

O: 484.245.1034

michael.cicccone@svn.com

PA #RS359711





**SALE PRICE:** **\$1,900,000.00**

**PROPERTY OVERVIEW**

4.31 ac zoned Light Industrial (LI) in Upper Macungie Township with many approved uses. Renovated building makes for great showroom and office. Plenty of outdoor storage with potential for future building expansion. Stoned lot area is 2.33ac.

**OFFERING SUMMARY**

<b>LOT SIZE:</b>	4.31 Acres
<b>ZONING:</b>	Light Industrial
<b>MUNICIPALITY:</b>	Upper Macungie
<b>UTILITIES:</b>	Public Sewer, Well
<b>BUSINESS PURCHASE OPPORTUNITY:</b>	Call for Details

**LOCATION OVERVIEW**

0.5 miles south of Rt. 222 Bypass, 2.0 Miles south of I-78 interchange, 5 miles to PA Turnpike [Lehigh Valley Interchange]

**PROPERTY HIGHLIGHTS**

- Noteworthy uses permitted by right: -Construction Company Headquarters/Storage -Lumber Yard -Office -Repair Service -Building Supplies, wholesale sales of -Industrial Equipment Sales, Rental, Service -Various Manufacturing and/or Bulk Processing -Packaging -Package Delivery Services Distribution Center -Self-Storage Development - Daycare -Wholesale Sales -Plant Nursery Retail -Hotel/Motel - Medical Office

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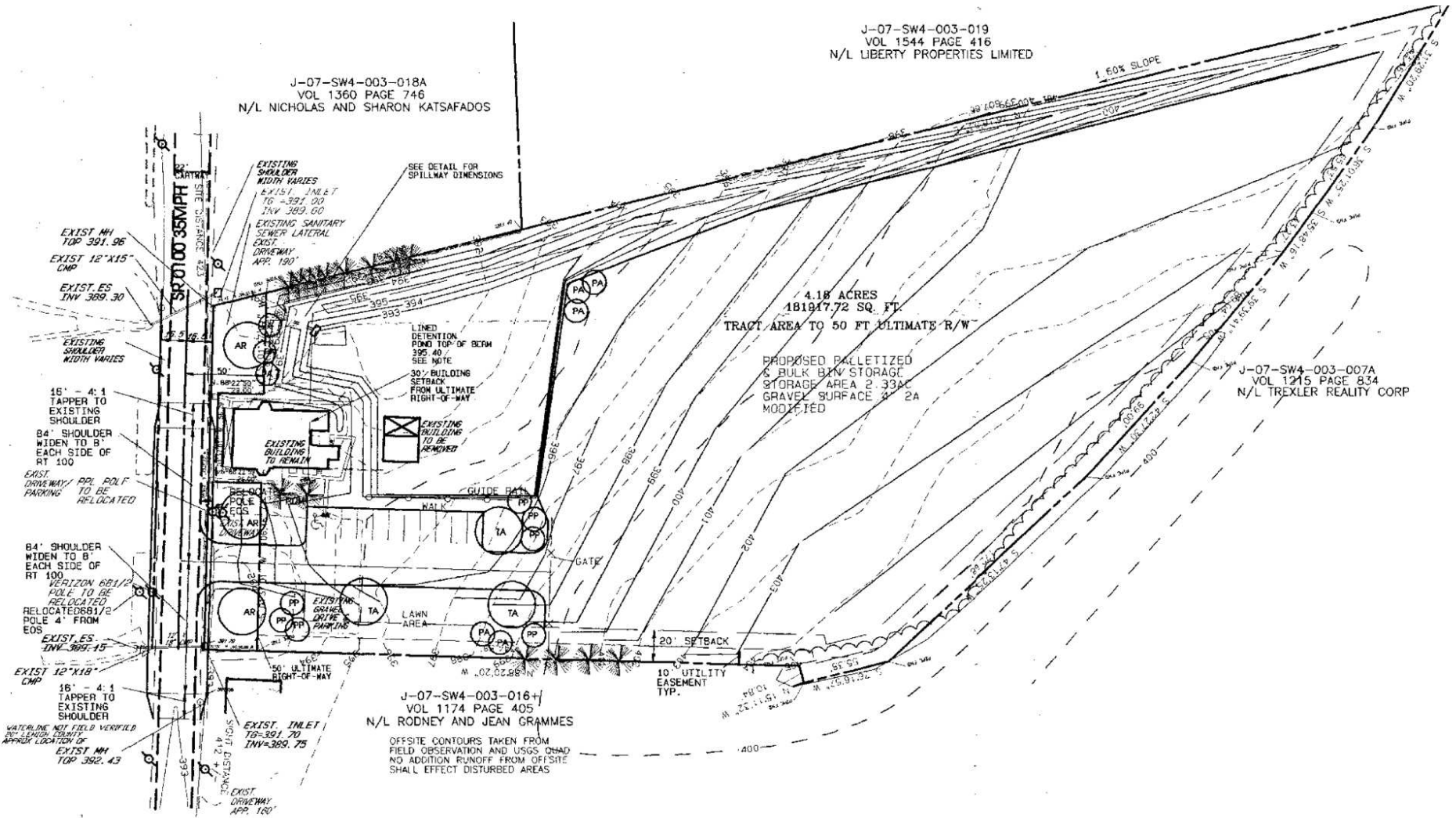
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J-07-SW4-003-019  
VOL 1544 PAGE 416  
N/L LIBERTY PROPERTIES LIMITED

J-07-SW4-003-018A  
VOL 1360 PAGE 746  
N/L NICHOLAS AND SHARON KATSAFADOS

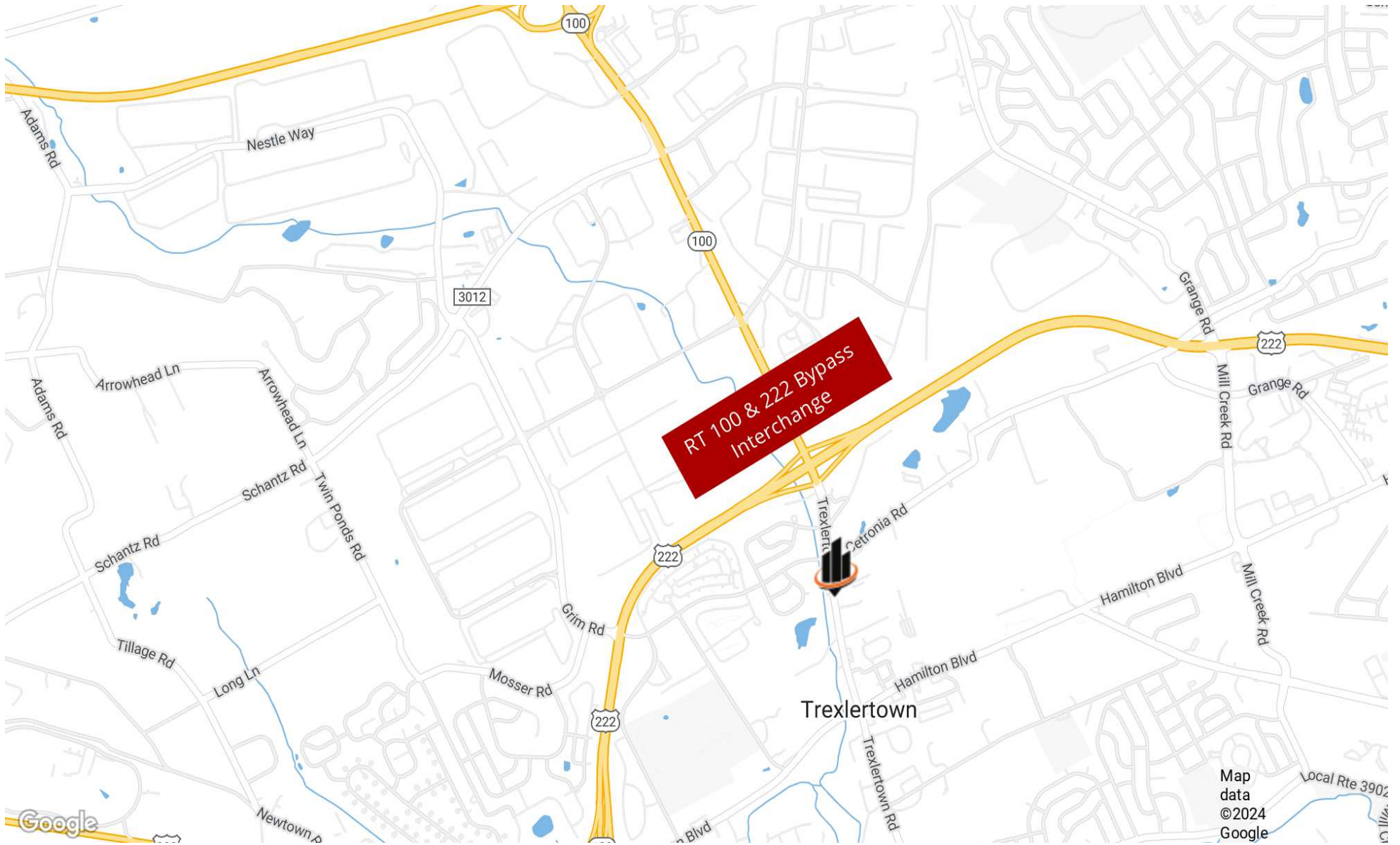


J-07-SW4-003-007A  
VOL 1215 PAGE 834  
N/L TREXLER REALTY CORP

J-07-SW4-003-016+1  
VOL 1174 PAGE 405  
N/L RODNEY AND JEAN GRAMMES

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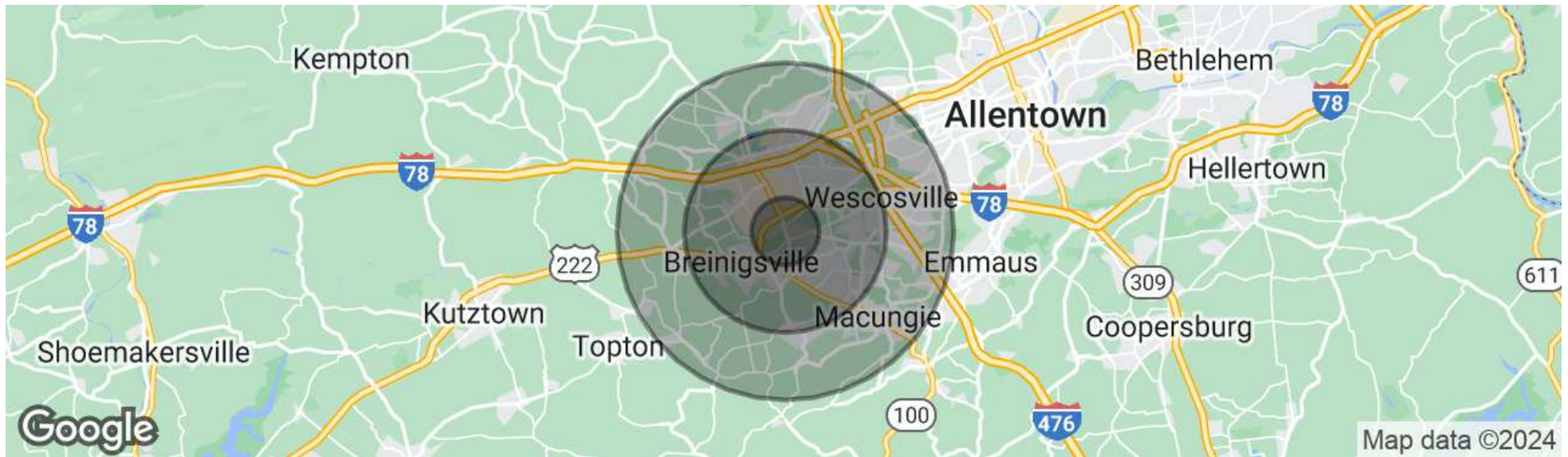




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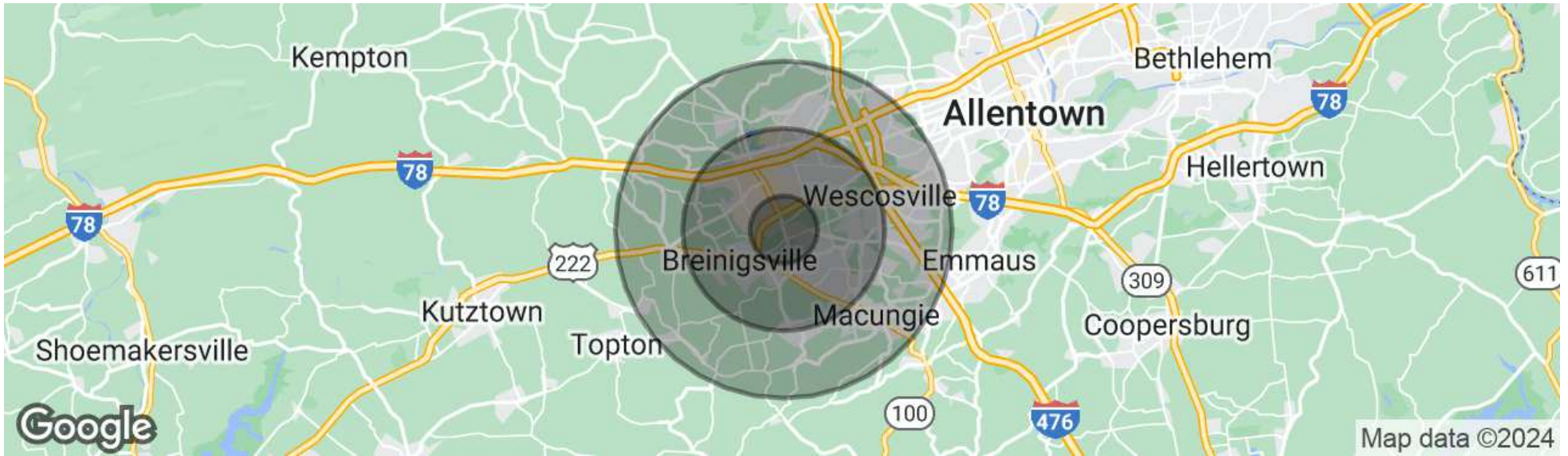
<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	1,907	28,609	72,201
AVERAGE AGE	41.0	40.4	41.6
AVERAGE AGE (MALE)	40.9	40.1	40.7
AVERAGE AGE (FEMALE)	40.6	40.1	41.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	692	10,544	27,347
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$104,055	\$97,827	\$94,369

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**AVERAGE HOUSE VALUE**

\$308,692

\$296,410

\$297,994

2020 American Community Survey [ACS]

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