

# 160 S. MARKET ST

Elysburg, PA 17824



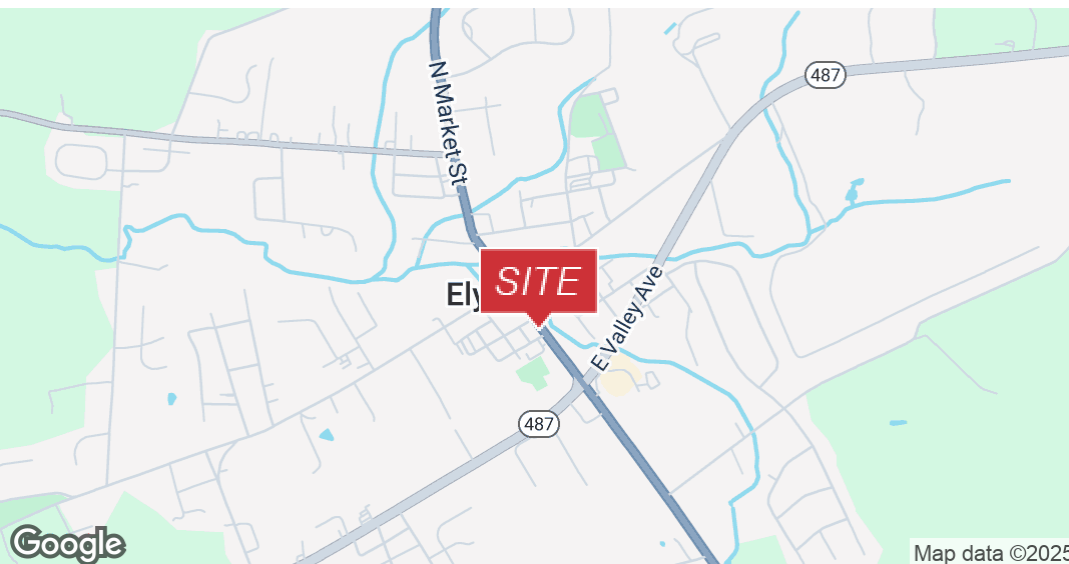
FOR SALE OR LEASE



REDEVELOPMENT OPPORTUNITY



0.85 ACRES



## PROPERTY DESCRIPTION

Redevelopment site located at 160 S. Market Street in Elysburg, PA, along heavily traveled Route 54. The 0.85-acre  $\pm$  site is bordered by public streets on three sides, allowing excellent access and visibility. Positioned adjacent to Dollar General and just 2.5 miles from Knoebels Amusement Resort, the property sees a daily traffic count of approximately 11,700 vehicles. All public utilities are available.

SALE PRICE / LEASE RATE:

**PRICE UPON REQUEST**

## FOR MORE INFORMATION

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

☎ 570.760.6411

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# NAI Mertz



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## PROPERTY HIGHLIGHTS

- Redevelopment site
- Available for Sale or Land Lease
- Located on busy route 54
- 0.85 acres +/-
- Lot is bordered by public streets on 3 sides providing superior access
- Next to Dollar General
- Traffic count 11,700 vehicles per day
- Public water and sewer
- Existing 6,100 SF restaurant building on site
- 2.5 miles from Knoebels Amusement Resort
- Zoning: VC Village Center, allows for a variety of commercial uses

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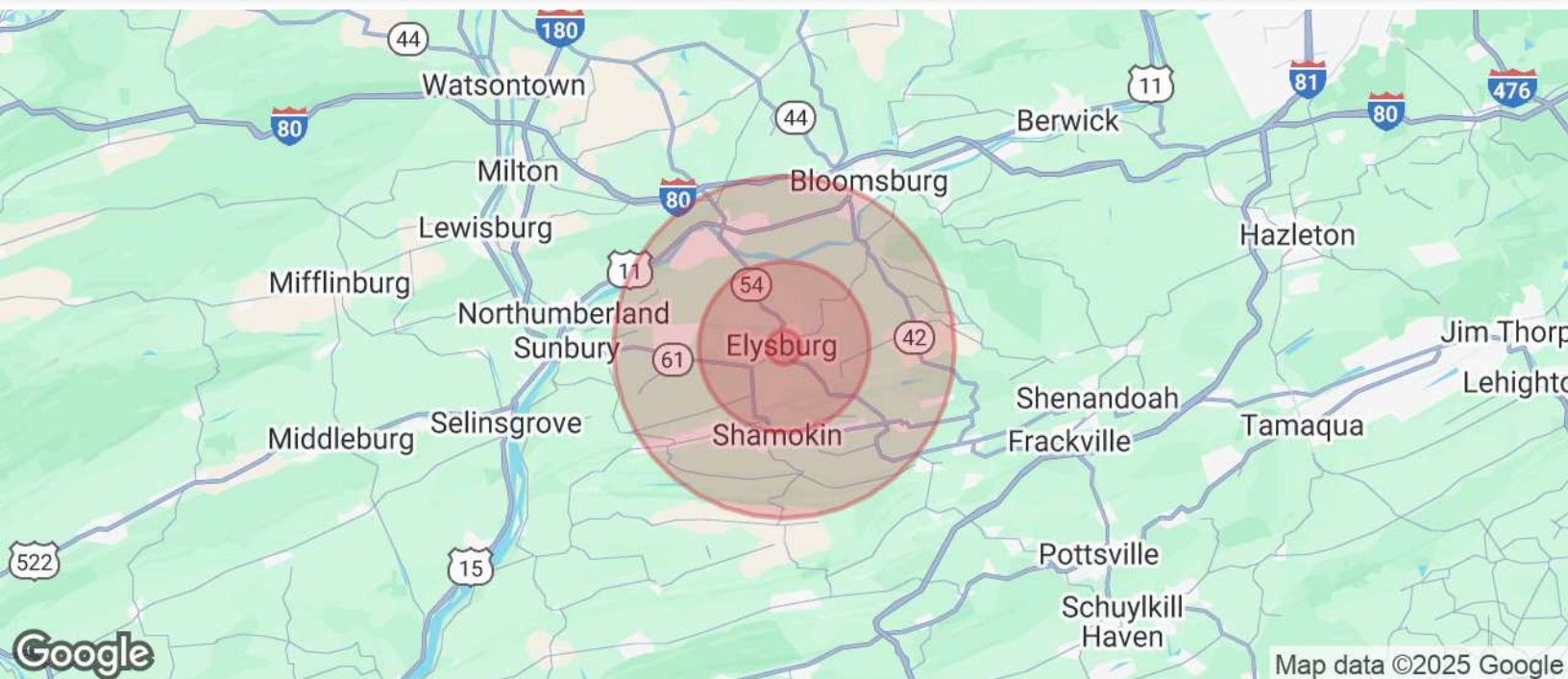
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,167	14,114	56,753
Average Age	46	44	44
Average Age (Male)	44	42	43
Average Age (Female)	47	46	46

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	933	5,367	23,796
# of Persons per HH	2.3	2.6	2.4
Average HH Income	\$119,773	\$84,794	\$81,075
Average House Value	\$254,106	\$188,278	\$199,954

## TRAFFIC COUNTS

Route 54	11,700/day
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Demographics data derived from AlphaMap

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