

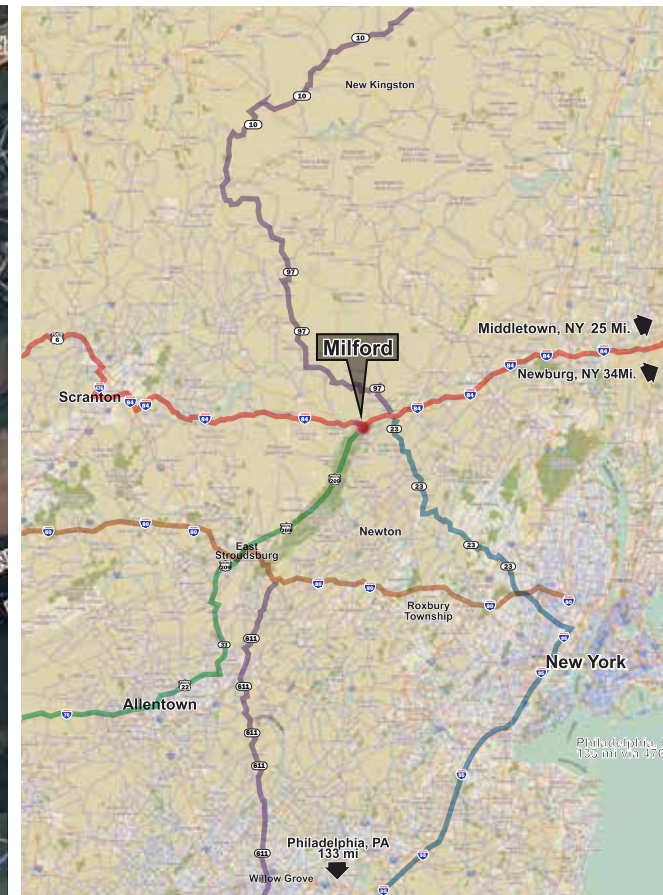
PRIME RETAIL DEVELOPMENT SITE IN PIKE COUNTY, PA

Routes 209 and 6 | Milford, PA 18337 | Pike County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



SALE, LEASE OR JOINT VENTURE

**+/- 22 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

PROPERTY INFORMATION

- New development opportunity in nearby charming Milford Borough
- 22 acres available for medical, retail and restaurant uses
- Located along Route 209, 1 mile from W. Harford St. (Route 6)
- Proposed traffic light on Route 209 at entrance
- 5 miles south of Matamoras, I-84 is less than six minutes away
- 12,700+ VPD passing the site daily
- 7 acres on opposite side routes 209/6 slated for future development
- Ideal for Convenience/Gas, Fast food/QSR's, Family Restaurants, other Retail Uses and Hotel

Demographics	5 Miles	10 Miles	15 Miles
Population	10,527	47,540	99,872
Average HH Income	\$115,889	\$111,476	\$122,098
Total Businesses	591	1,599	2,631
Number of Employees	4,658	12,797	24,533
Traffic Counts	Route 209 & Route 6: Over 12,640 VPD		

Data Source: Sites USA REGIS™ 2025

**FOR MORE INFORMATION
PLEASE CONTACT:**

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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 051325

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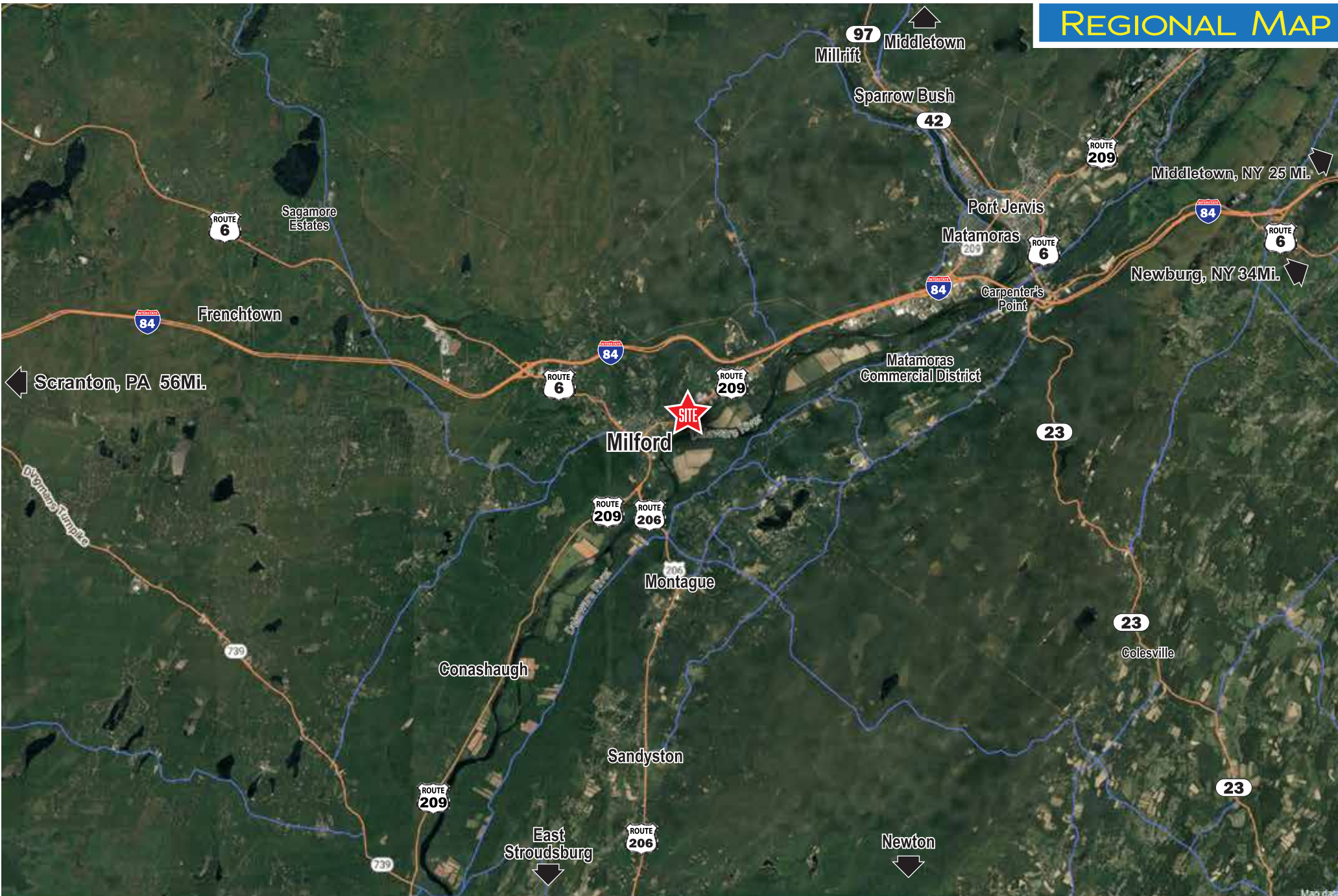
Milford Town Center | Routes 209 / 6 | Milford, PA 18337 | Pike County

LEGEND

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REGIONAL MAP



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LOCAL AERIAL



PRIME RETAIL DEVELOPMENT SITE IN PIKE COUNTY, PA

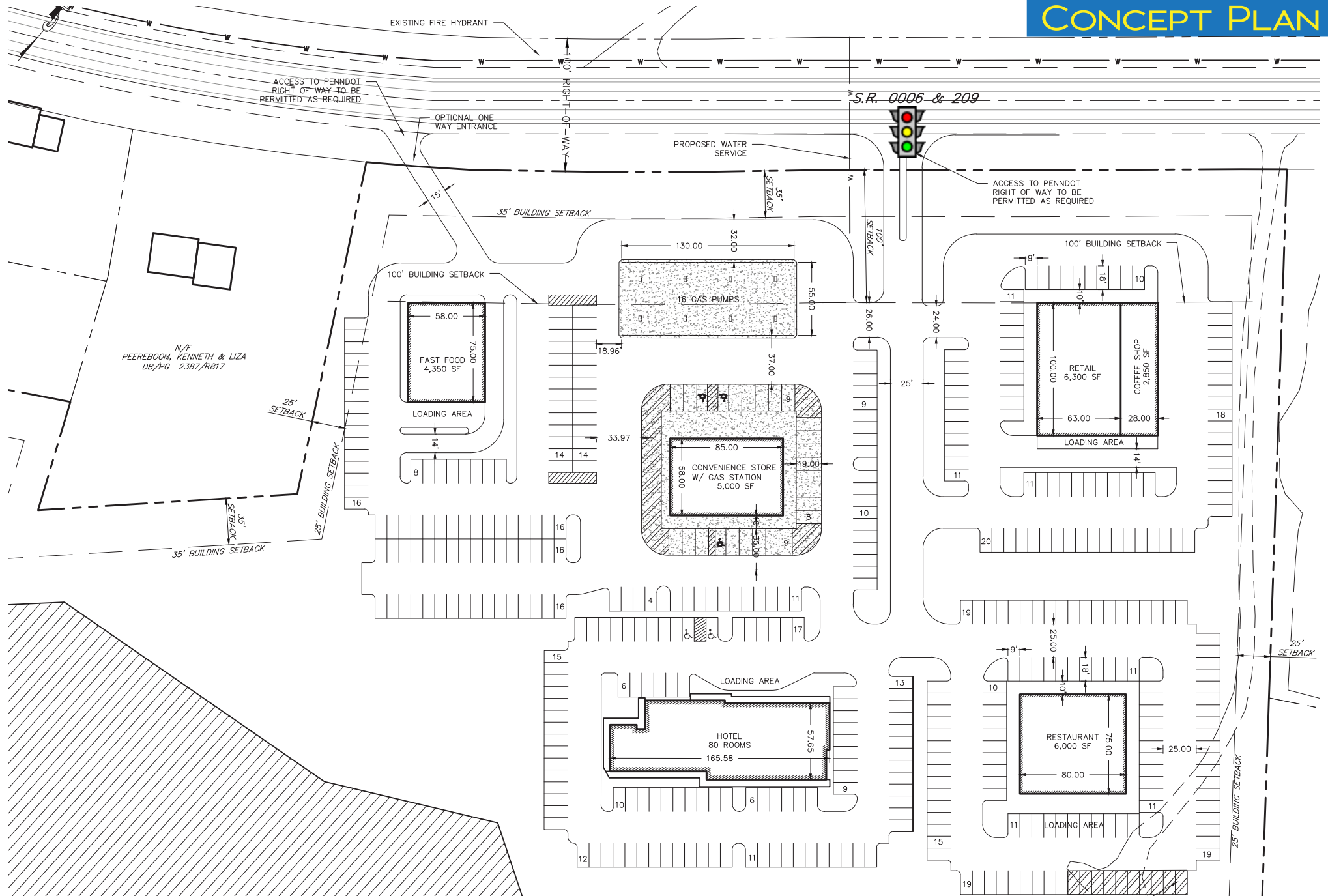
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CONCEPT PLAN



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Milford Town Center | Routes 209 / 6 | Milford, PA 18337 | Pike County



DEMOGRAPHICS

Population	5 Miles	10 Miles	15 Miles
Population (Est. 2024)	10,527	47,540	99,872
Projected Population (2029)	11,206	49,477	103,868
Projected Annual Growth (2024 to 2029)	1.3%	0.8%	0.8%

Households & Growth

Households	4,528	19,279	40,081
Projected HH (2029)	4,836	20,062	41,772
HH Growth with Children (2024 to 2029)	18.6%	23.1%	23.7%

Income

Average HH Income (Est. 2024)	\$115,889	\$111,476	\$122,098
Median HH Income (2024)	\$87,315	\$81,227	\$92,649

Daytime Population

Total Businesses (2024)	591	1,599	2,631
Number of Employees (2024)	4,658	12,797	24,533

Education

High School Graduate	32.0%	34.3%	32.6%
Some College	18.9%	19.4%	19.9%
Bachelor Degree	20.3%	17.9%	18.9%
Graduate	13.2%	12.0%	12.8%

Traffic Counts:

Route 209 & Route 6: Over 12,640 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

