

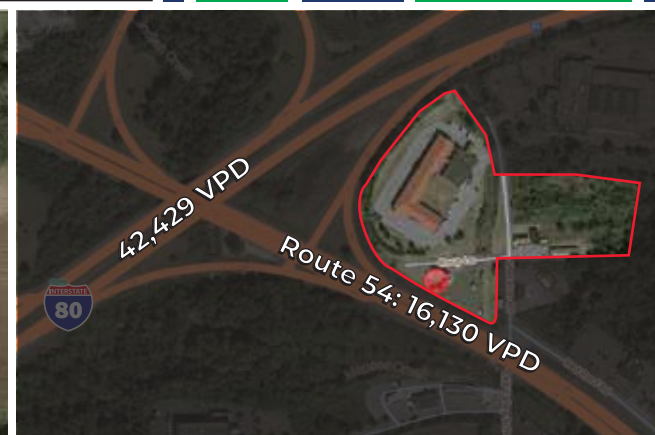
11+ ACRES AVAILABLE | 3 SITES | FOR LEASE OR BUILD TO SUIT

25-27 Sheraton Road | Danville, PA 17821 | Montour County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



LEASE OR BUILD TO SUIT | Danville, PA | Montour County

3 SITES For Lease

+/- 6 ACRE
+/- 4 ACRE
+/- 1.3 ACRE
Parcel Size

IMMEDIATE
Availability

LEASE
Upon Request

PROPERTY INFORMATION

- Ground Lease or Build-to Suit
- Great visibility from Rt. 54 and I-80 with Direct Access to I-80
- Zoned Commercial · Water and Sewer
- Adjacent to Hampton Inn, McDonald's, Mobil Truck Stop
- Near to Geisinger Hospital and Medical Facility
- Ideal for: QSR, Restaurant, Medical Offices, Equipment Sales or Rentals

Demographics	3 Mile	5 Miles	7 Miles
Population	7,248	15,945	20,345
Average HH Income	\$94,427	\$109,779	\$110,321
Total Businesses	226	392	482
Number of Employees	2,564	4,543	5,428
Traffic Counts	Route 54: 16,130 VPD Route 80: 42,429 VPD		

*Data Source: Sites USA REGIS™ 2023

EXCLUSIVE AGENT: JAMES M. SMITH
610-941-4034 x144
484-239-8777 CELL
JSMITH@LPRE.COM



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. 031824

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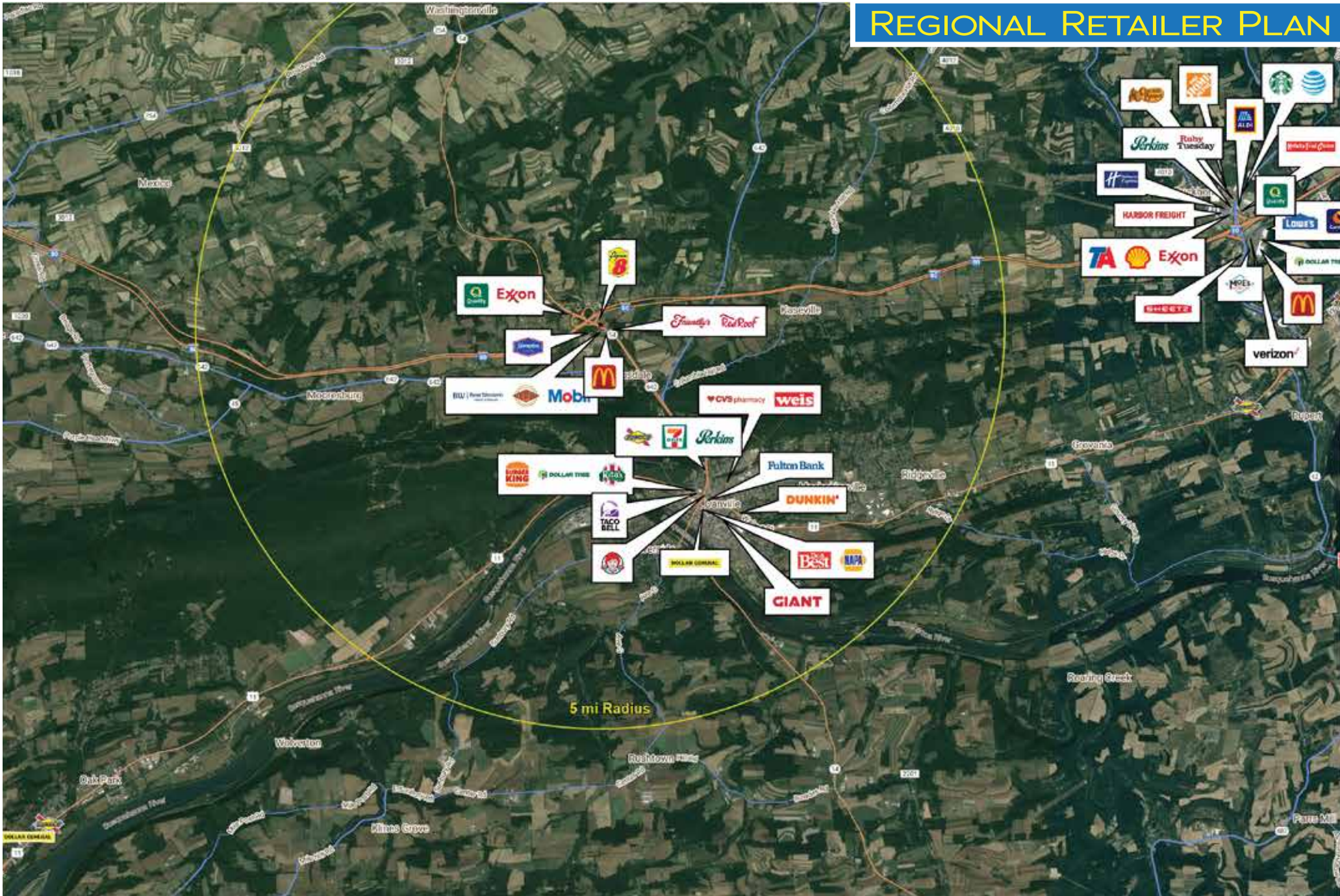
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REGIONAL RETAILER PLAN



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DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2023)	7,248	15,945	20,345
Projected Population (2028)	7,312	16,025	20,724
Projected Annual Growth (2023 to 2028)	0.2%	0.1%	0.4%

Daytime Population

Total Businesses (2023)	226	392	482
Number of Employees (2023)	2,564	4,543	5,428

Income

Average HH Income (Est. 2023)	\$94,427	\$109,779	\$110,321
Median HH Income (2023)	\$64,372	\$75,878	\$77,888

Households & Growth

Households	3,413	7,157	8,978
Projected HH (2028)	3,402	7,114	9,047
HH Growth with Children (2023 to 2028)	25.2%	23.4%	24.7%

Education

High School Graduate	32%	34.2%	35.5%
Some College	10.6%	14.5%	11.6%
Bachelor Degree	22.5%	20.3%	19.7%
Graduate	22.3%	21.1%	19.0%

Traffic Counts: Tuckerton Road: 11,507 VPD • Taunton Blvd.: 14,644 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

