

**SALE**

# 801 Chestnut Street

**801 CHESTNUT STREET**

Kulpmont, PA 17834

**PRESENTED BY:**

**KAREN NEIDERER**

O: 717.737.2422 x1004

[karen.neiderer@svn.com](mailto:karen.neiderer@svn.com)

**TOMEKA SEBEH**

O: 717.737.2422

[tomeka.sebeh@svn.com](mailto:tomeka.sebeh@svn.com)

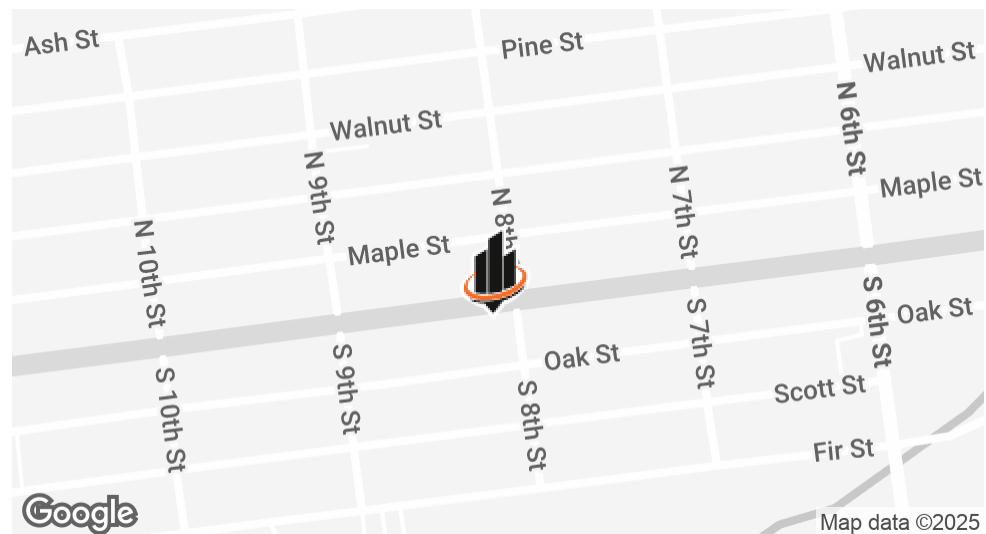
**NIKKI FARRELL**

O: 717.737.2422

[nikki.farrell@svn.com](mailto:nikki.farrell@svn.com)



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	3,058 SF
<b>TOWNSHIP:</b>	Kulpmont Borough
<b>COUNTY:</b>	Northumberland

## PROPERTY DESCRIPTION

3,058 SF free standing commercial building, located at a signalized intersection available for sale in Kulpmont, PA. Available corner property offers, two drive-thru lanes, ample parking, great frontage and high visibility.

## PROPERTY HIGHLIGHTS

- Former bank with two drive-thru lanes
- Corner location with ample parking
- Great frontage
- High visibility
- Chestnut Street Average Traffic Count: 8,938 VPD – both directions

**KAREN NEIDERER**  
O: 717.737.2422 x1004  
karen.neiderer@svn.com

**TOMEKA SEBEH**  
O: 717.737.2422  
tomeka.sebeh@svn.com

**NIKKI FARRELL**  
O: 717.737.2422  
nikki.farrell@svn.com

**801 CHESTNUT STREET** | Kulpmont, PA 17834

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | LATUS** 2

## ADDITIONAL PHOTOS



**KAREN NEIDERER**  
O: 717.737.2422 x1004  
karen.neiderer@svn.com

**TOMEKA SEBEH**  
O: 717.737.2422  
tomeka.sebeh@svn.com

**NIKKI FARRELL**  
O: 717.737.2422  
nikki.farrell@svn.com

**801 CHESTNUT STREET** | Kulpmont, PA 17834

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | LATUS** 3

## LOCATION MAP



**KAREN NEIDERER**  
O: 717.737.2422 x1004  
karen.neiderer@svn.com

**TOMEKA SEBEH**  
O: 717.737.2422  
tomeka.sebeh@svn.com

**NIKKI FARRELL**  
O: 717.737.2422  
nikki.farrell@svn.com

**801 CHESTNUT STREET** | Kulpmont, PA 17834

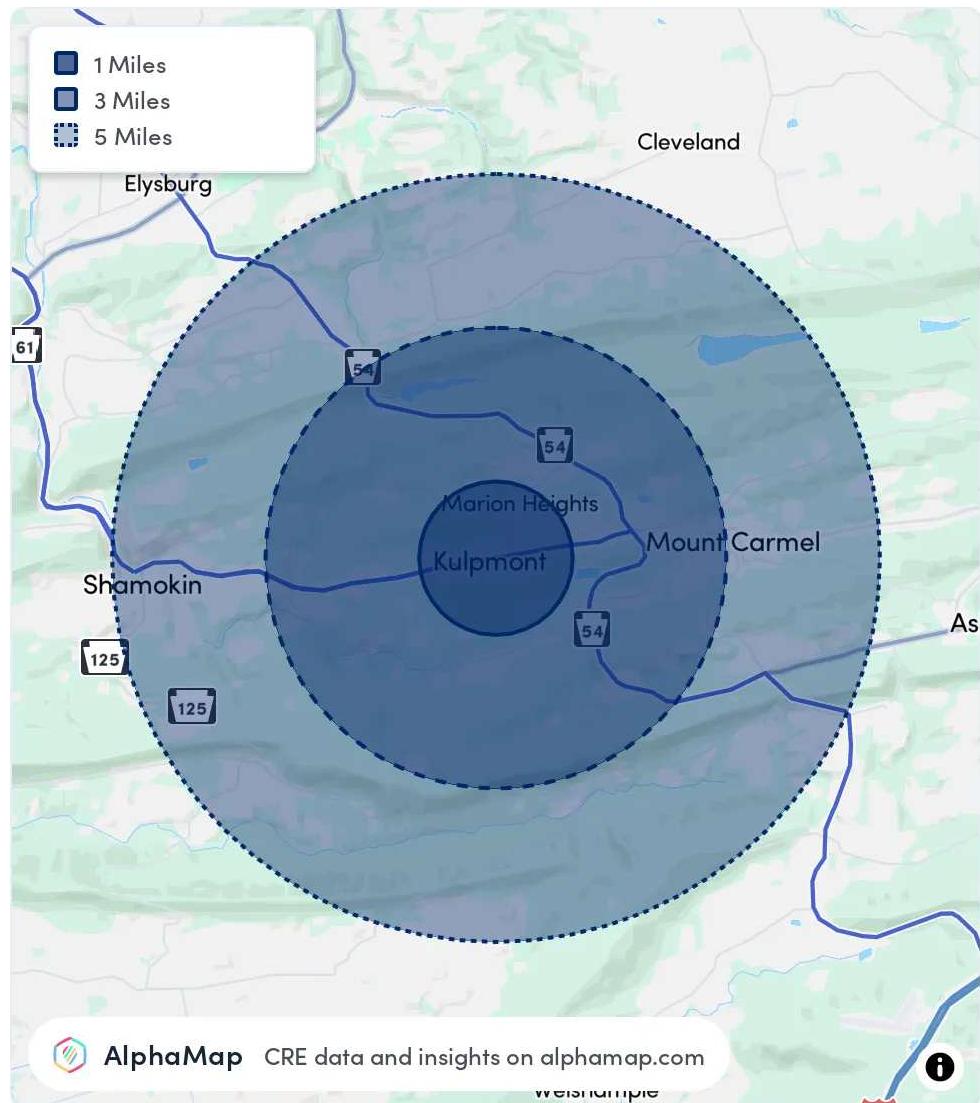
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | LATUS** 4

## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,778	7,904	23,300
<b>AVERAGE AGE</b>	47	46	44
<b>AVERAGE AGE (MALE)</b>	45	44	42
<b>AVERAGE AGE (FEMALE)</b>	48	48	46
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,698	3,395	9,490
<b>PERSONS PER HH</b>	2.2	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$73,263	\$69,005	\$64,822
<b>AVERAGE HOUSE VALUE</b>	\$128,090	\$128,093	\$125,182
<b>PER CAPITA INCOME</b>	\$33,301	\$30,002	\$25,928

Map and demographics data derived from AlphaMap



**KAREN NEIDERER**  
O: 717.737.2422 x1004  
karen.neiderer@svn.com

**TOMEKA SEBEH**  
O: 717.737.2422  
tomeka.sebeh@svn.com

**NIKKI FARRELL**  
O: 717.737.2422  
nikki.farrell@svn.com

**801 CHESTNUT STREET** | Kulpmont, PA 17834

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**SVN | LATUS** 5