


LAND
FOR SALE

**353 NORTH SUSQUEHANNA TRAIL
SELINGSGROVE, PA 17870**



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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353 NORTH SUSQUEHANNA TRAIL

PROPERTY DETAILS

FOR SALE
CONTACT AGENT

OFFERING SUMMARY

Sale Price	Contact Agent
Lot Size	1.18 Acres

PROPERTY SUMMARY

Address	353 North Susquehanna Trail Selinsgrove, PA 17870
Municipality	Monroe Township
County	Snyder County
Tax Parcel #	12-10-125

PROPERTY DESCRIPTION

1.18 acres of prime commercial land with an amazing opportunity to acquire additional acreage due to the neighboring lot along Airport Road. Zoned commercial, this site welcomes major retail development.

LOCATION DESCRIPTION

Location, location, location! Join national retailers along Route 11/15 with this site. Easily accessible from Selinsgrove and Shamokin Dam, the newly designed roadways will have a positive impact on any retail development on this site.

PROPERTY HIGHLIGHTS

- 1.18 acres of prime commercial land available along Route 11/15
- Additional acreage available depending on development needs
- Site neighbors PennDot's newly designed jug handle on Route 11/15
- Great access for retail development
- Surrounded by national retailers

UTILITIES & ZONING

Zoning	Commercial
Water	Well
Sewer	Private



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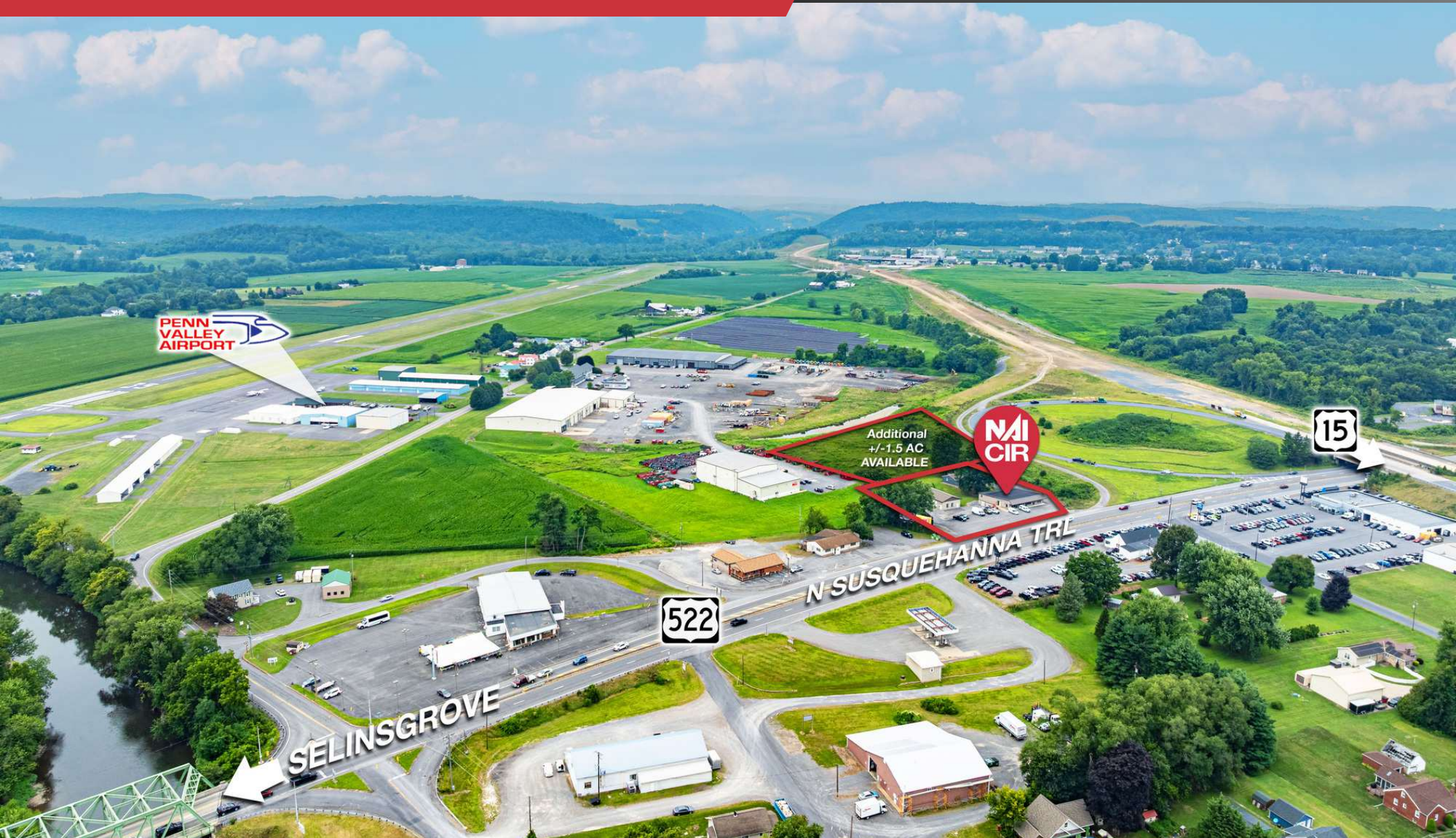
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LOCATION MAP

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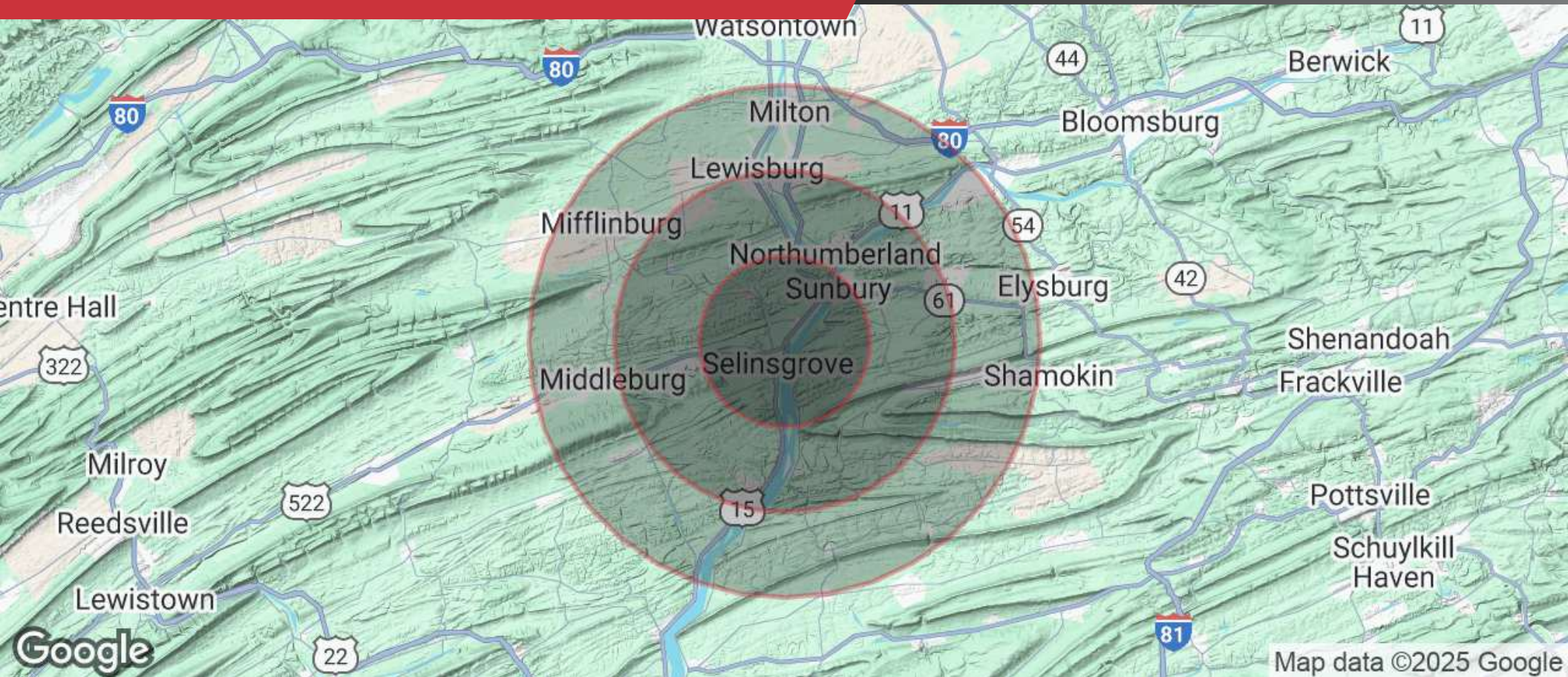
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DEMOGRAPHICS

FOR SALE
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POPULATION

5 MILES	10 MILES	15 MILES
25,505	62,077	121,837



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
9,945	24,133	47,463




INCOME

5 MILES	10 MILES	15 MILES
\$91,797	\$96,238	\$94,295

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