

# LAND FOR SALE

353 NORTH SUSQUEHANNA TRAIL  
SELINSGROVE, PA 17870



**Amber Corbo**

acorbo@naicir.com | 717 761 5070

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1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

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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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# 353 NORTH SUSQUEHANNA TRAIL LOCATION MAP

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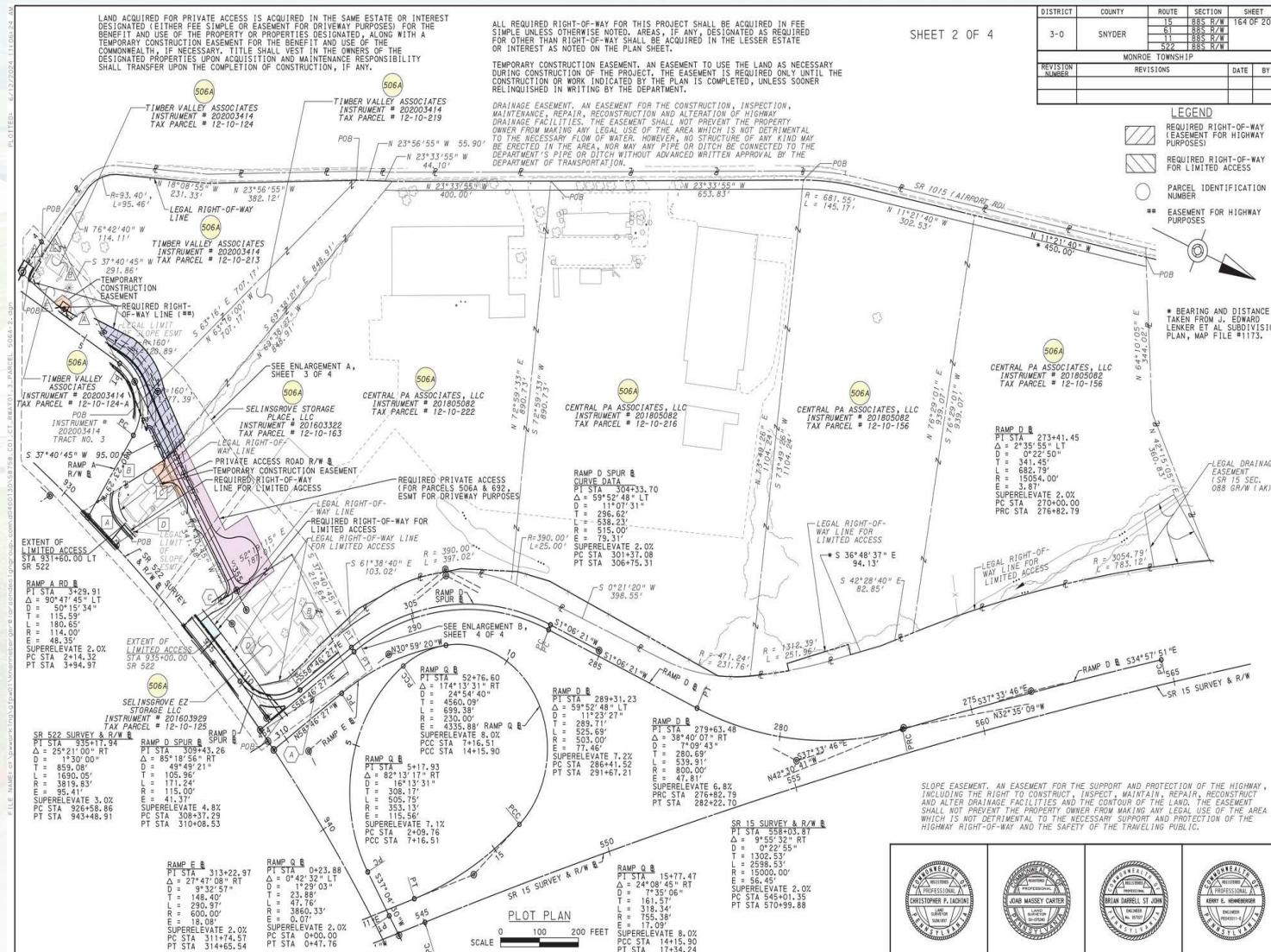
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## PENNDOT PLANS

# FOR SALE

## CONTACT AGENT



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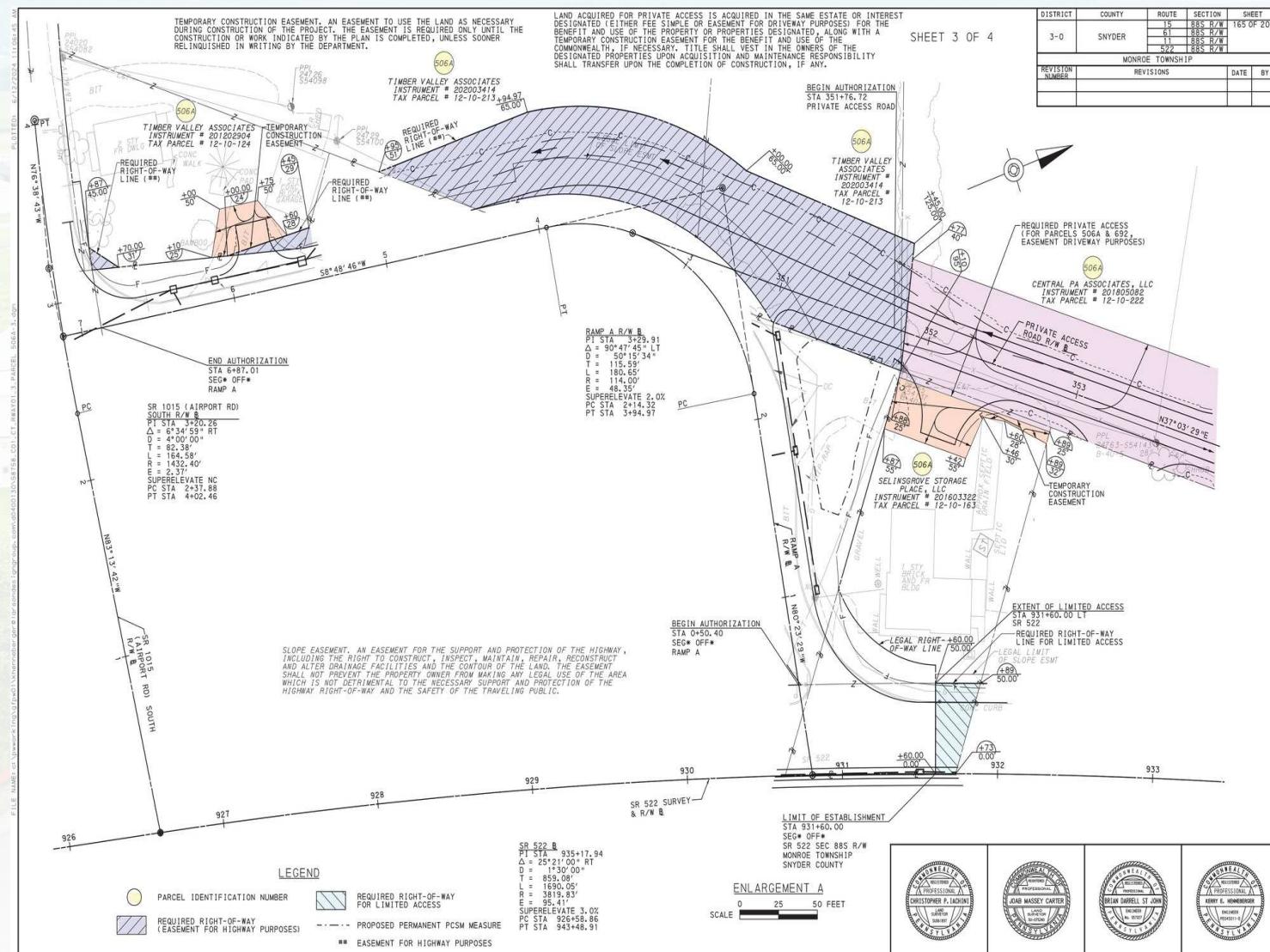
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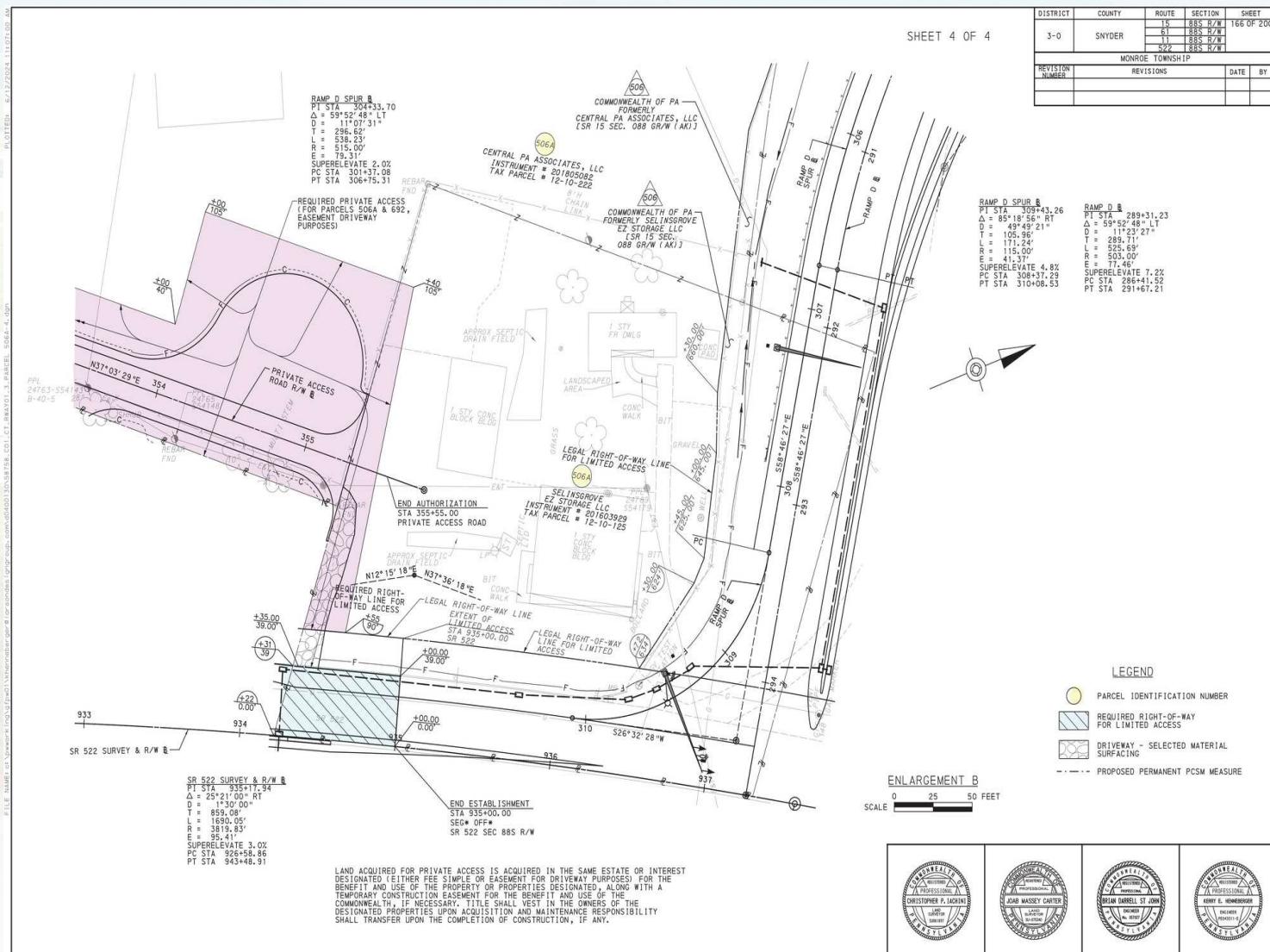
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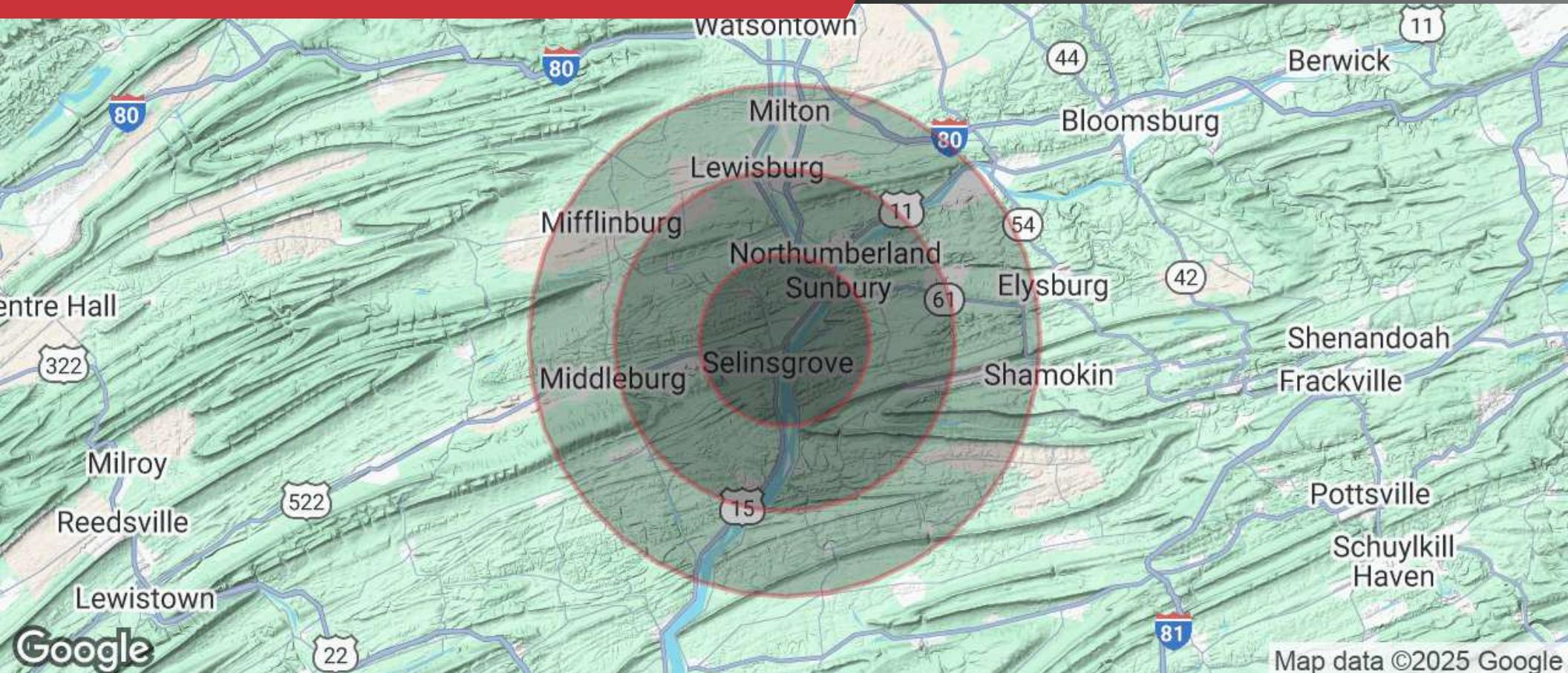
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## DEMOGRAPHICS

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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