

27 ACRES MIXED USE FOR SALE

North Hunter Hwy. (Rt. 309) & W. Butler Dr. | Drums, PA 18202 | Luzerne County

PROPERTY HIGHLIGHTS

- **27 Acres Mixed Use Development Opportunity**
- Located at the signalized intersection of North Hunter Highway (Route 309) and Butler Drive just north of Hazleton
- Serving fast-growing Luzerne County
- Ideal location for Multi-family, with retail/office to include supermarket, fast food, bank, medical, fitness and small shops
- Traffic Count at the intersection of Route 309 and West Butler Drive: 15,919 VPD

Demographics	1 Mile	3 Miles	5 Miles
Population	924	11,113	51,635
Average HH Income	\$95,371	\$103,002	\$78,787
Total Businesses	49	289	1,669
Number of Employees	684	2,868	15,135

Traffic Counts S Mountain Rd. (Rt. 309): 12,442 VPD
W. Butler Dr.: 2,901 VPD

*Data Source: Sites USA REGIS™ 2024



LEGEND

PROPERTIES INC.
COMMERCIAL REAL ESTATE

610-941-4034

1000 FAYETTE STREET
CONSHOHOCKEN, PA 19428

EXCLUSIVE
AGENT:



JACKIE CHRISTMAN
610-941-4034 x118
484-784-7741 CELL
JCHRISTMAN@LPRE.COM

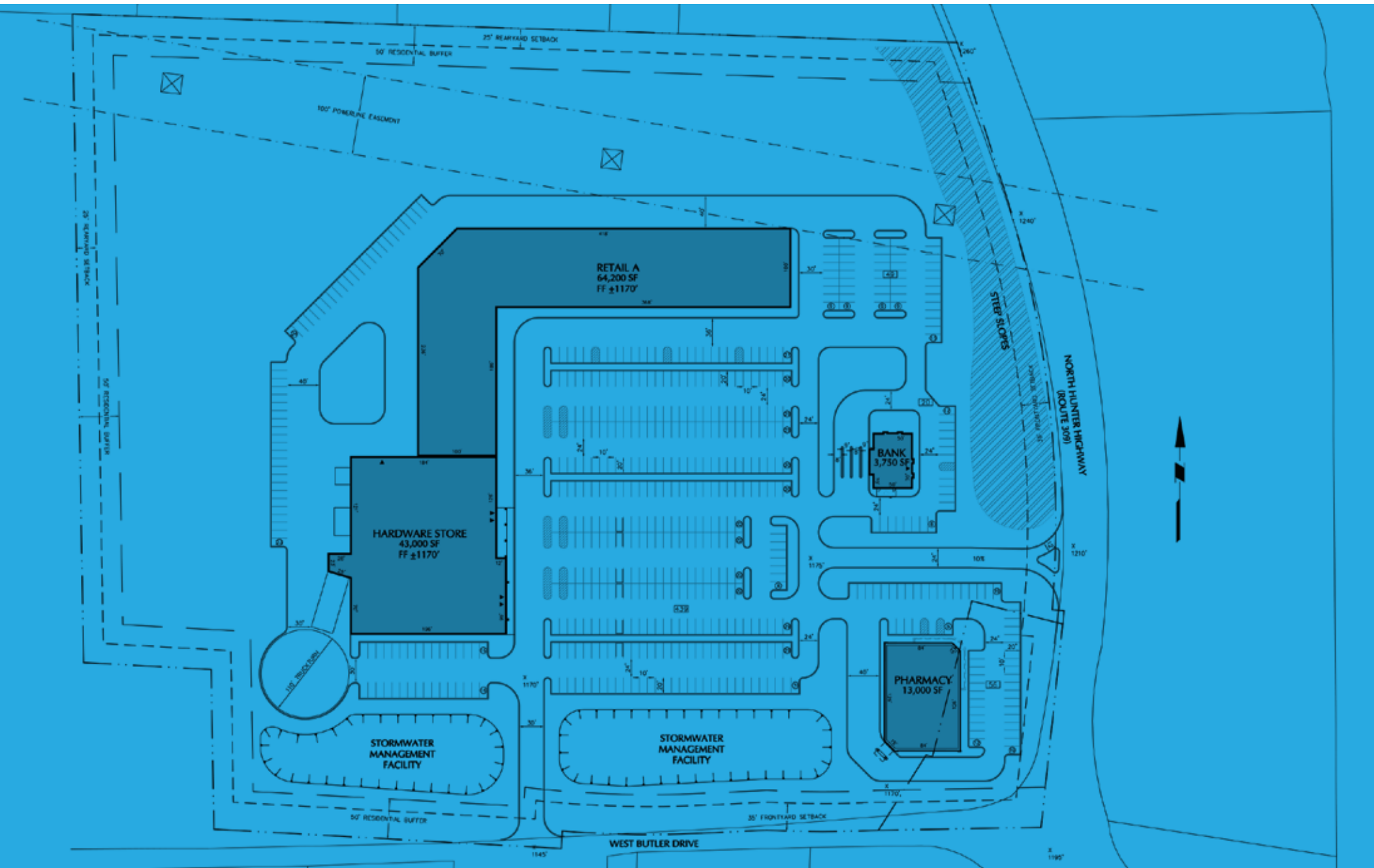


SCAN FOR
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SITE PLAN



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BUTLER PLAZA

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LOCAL COMPETITION



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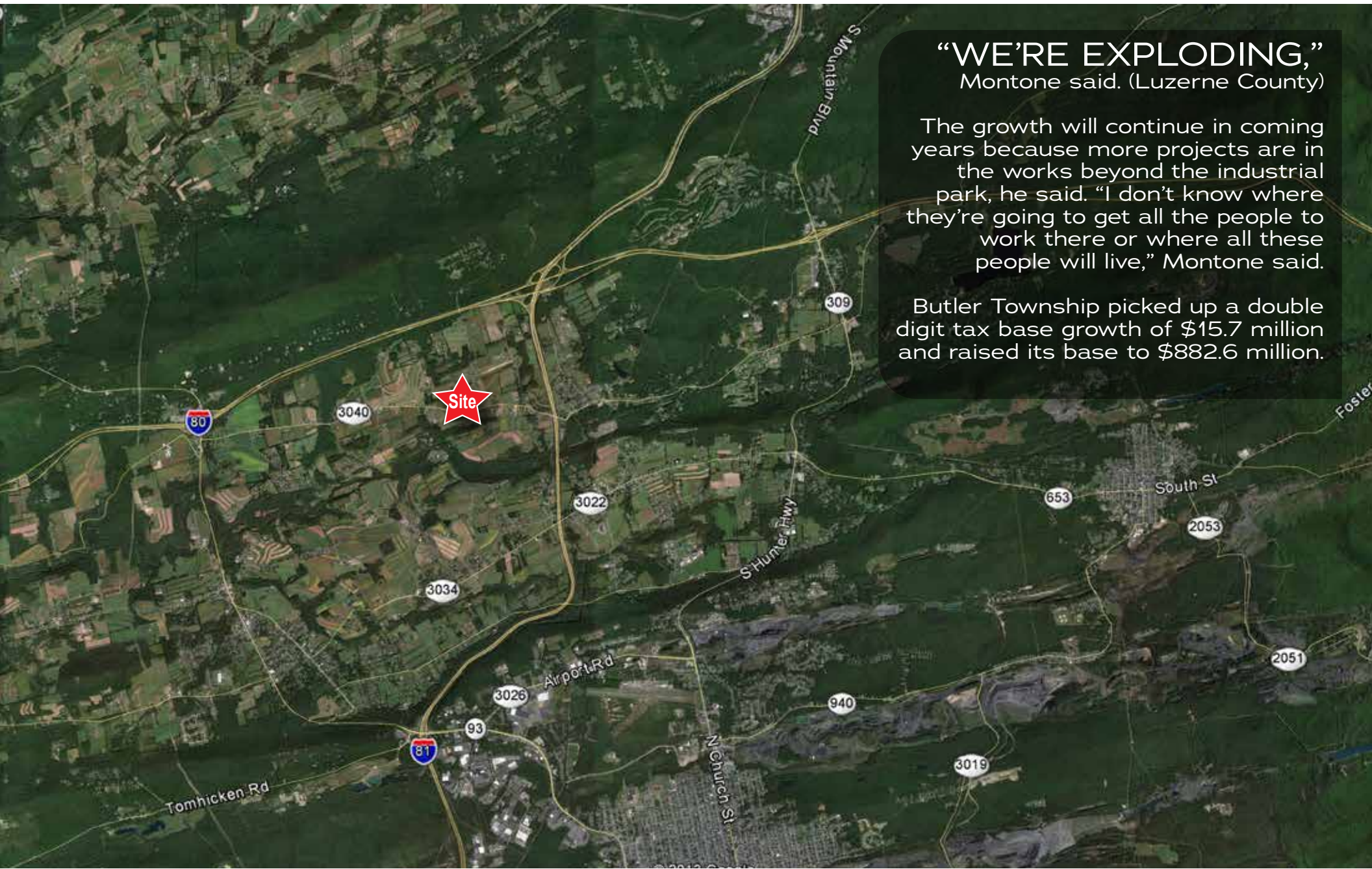
FOR SALE

REGIONAL MAP

“WE’RE EXPLODING,”
Montone said. (Luzerne County)

The growth will continue in coming years because more projects are in the works beyond the industrial park, he said. “I don’t know where they’re going to get all the people to work there or where all these people will live,” Montone said.

Butler Township picked up a double digit tax base growth of \$15.7 million and raised its base to \$882.6 million.



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