

2075 NORTH SUSQUEHANNA TRAIL

Selinsgrove, PA 17870



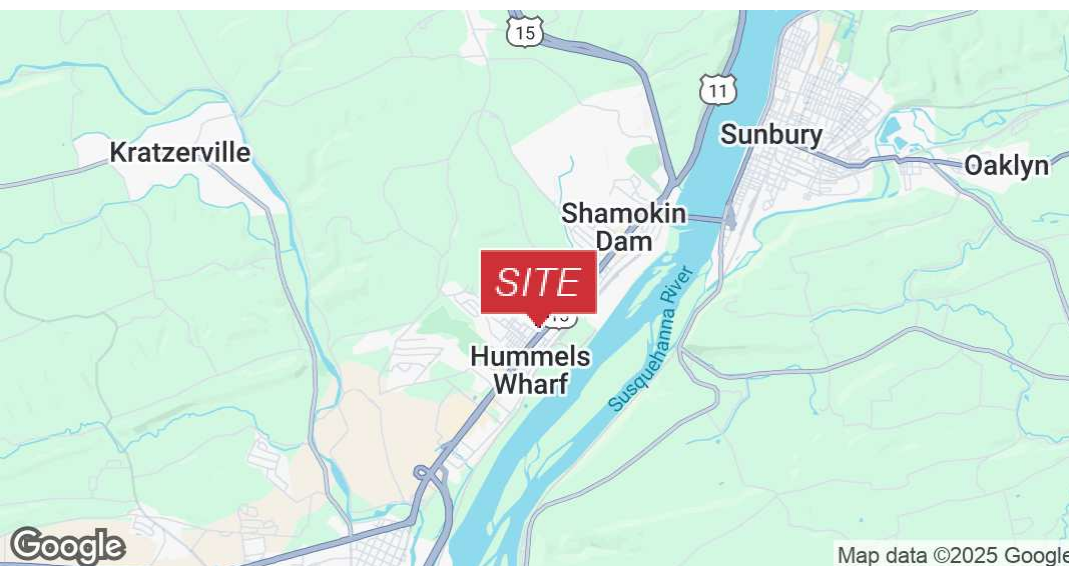
FOR SALE



RETAIL



5,300 SF



PROPERTY DESCRIPTION

5,300 SF retail building prominently positioned along North Susquehanna Trail in a major regional retail corridor that draws customers from a broad surrounding area. Situated on a 0.51-acre lot with frontage on three public streets, the property offers excellent access and visibility. Surrounded by national brands and major retailers, it benefits from exposure to 34,172 vehicles per day. The site includes 24 lined parking spaces, a pylon sign, and flexible commercial zoning, supporting a wide range of retail or service uses.

SALE PRICE:

\$965,000

FOR MORE INFORMATION

Chris Matus, CCIM, SIOR, PMP

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NAI Mertz



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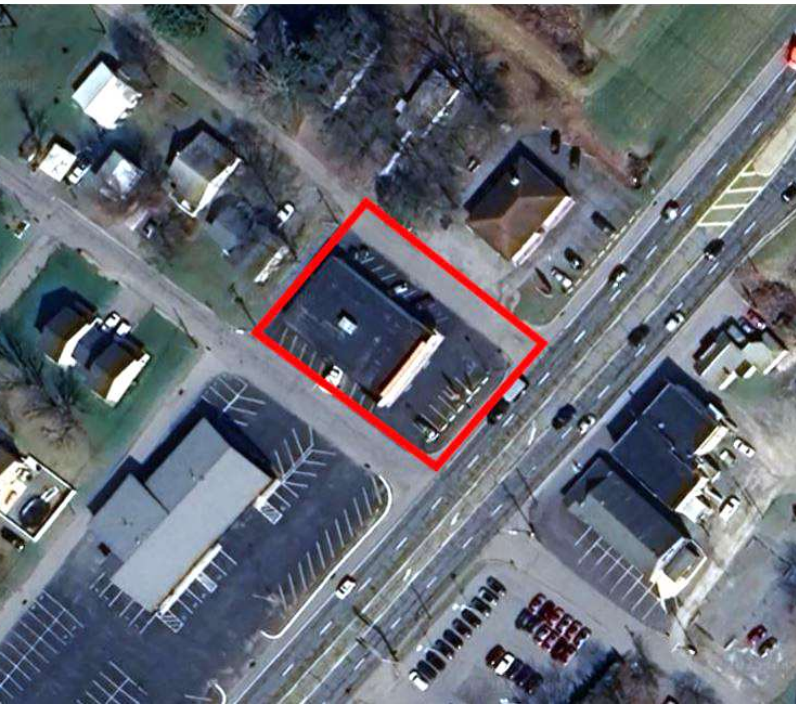
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RETAIL



5,300 SF



PROPERTY HIGHLIGHTS

- Retail
- 5,300 square feet
- 0.51 acres
- Lot is bordered by public streets on 3 sides providing superior access
- 11' 3" to drop ceiling
- Power: 200 amp 3-phase
- (1) 7'11"h x 5'10"w overhead delivery door
- Structure: concrete block, steel bar joists with corrugated metal roof decking
- Roof: insulated rubber
- Public water and sewer
- Natural gas forced air heat
- Airconditioned
- 24 lined off-street parking spaces
- Traffic exposure: 34,172 vehicles per day
- Pylon sign
- Zoning: Commercial



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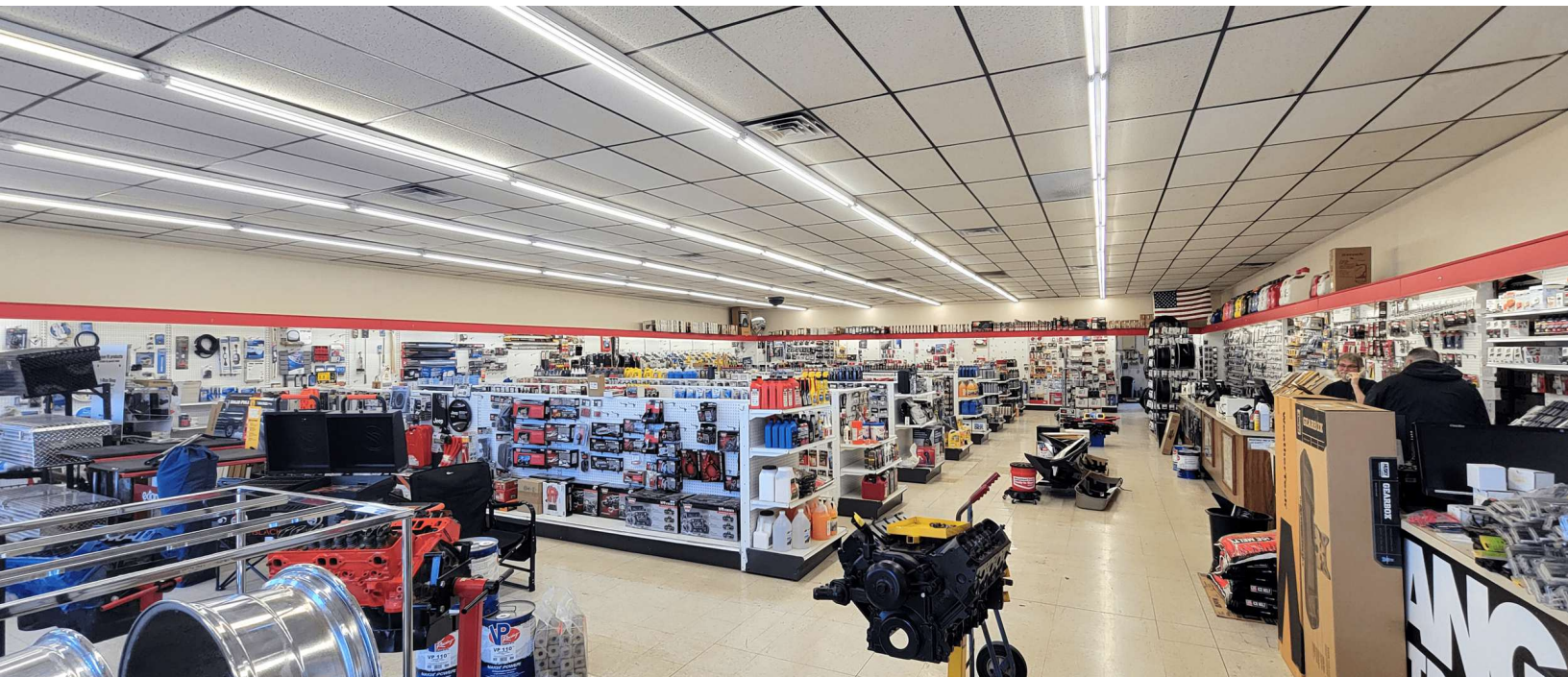
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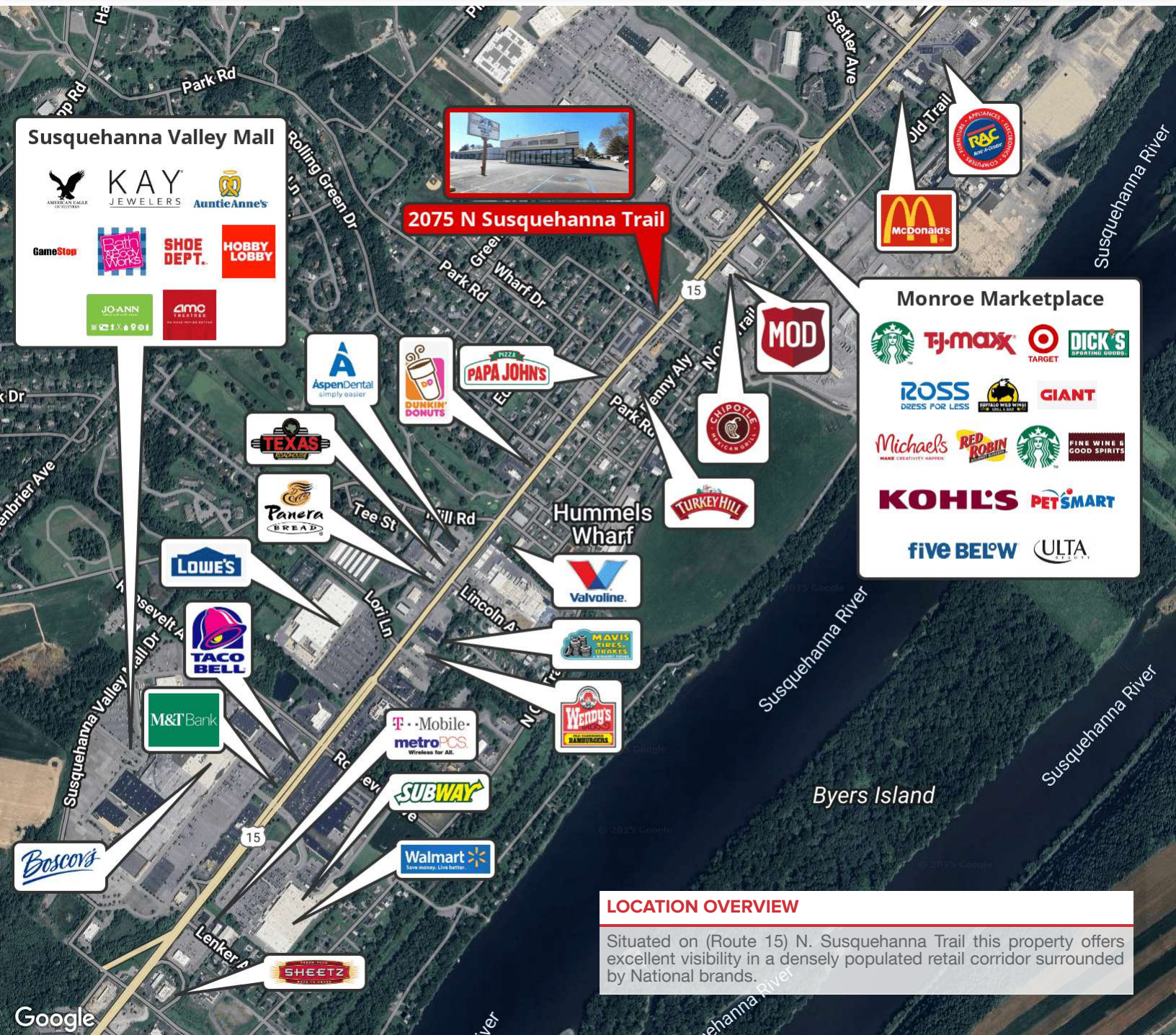
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 RETAIL

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LOCATION OVERVIEW

Situated on (Route 15) N. Susquehanna Trail this property offers excellent visibility in a densely populated retail corridor surrounded by National brands.

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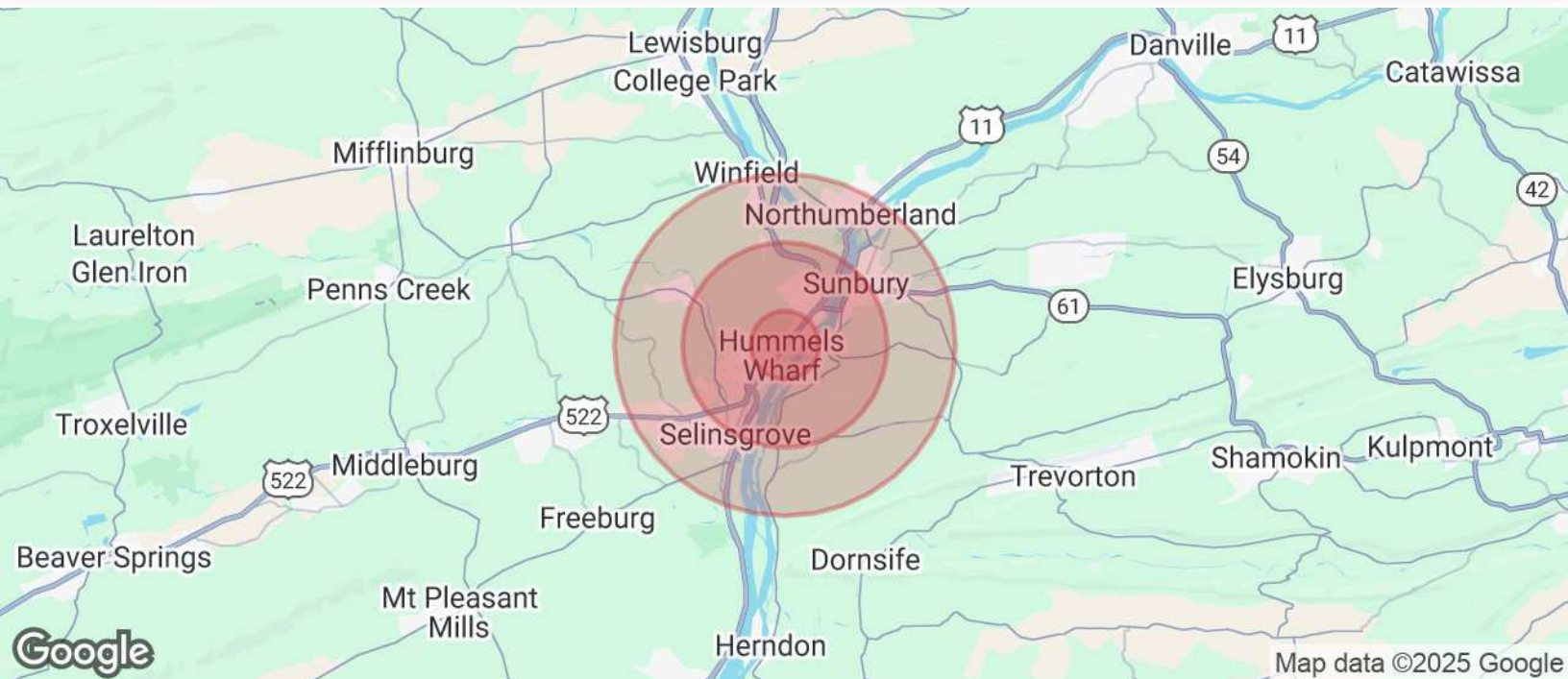
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RETAIL



5,300 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,285	13,414	33,207
Average Age	45	45	42
Average Age (Male)	44	43	41
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,002	5,834	13,289
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$124,084	\$91,896	\$88,772
Average House Value	\$267,205	\$216,387	\$217,245

TRAFFIC COUNTS

Runyan Rd & N. Susquehanna Trail	34,172/day
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Demographics data derived from AlphaMap

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