



DEVELOPMENT LAND FOR SALE

2.5 +/- Acre Corner Retail Site

Silver Valley & Rt 209
Brodheadsville, PA 18322



Terri Mickens, CCIM
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OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	2.5 Acres
Price / Acre:	\$180,000
Zoning:	LIC - Commercial / Industrial
Market:	Northeast PA
Submarket:	Monroe County

PROPERTY OVERVIEW

Corner Lot on High Traffic state road. The 2.5 are site has Commercial/industrial zoning that allows for many retail uses. All traffic heading too and from the West End of Monroe County pass this site. It's also close to route 33. Ideally suited for a retail development. Permitted uses include: Restaurants with Drive-Through, Health Care, Retails Business, Office, Hotel, Convenience stores.

2 Other parcels are available. 10.5+/- Acre LIC Zoned parcel and 9.8+/- Acre GC/VC zoned parcel.

PROPERTY HIGHLIGHTS

- Corner Lot
- 17,000+ ADT
- On-Site Utilites

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LOCATION INFORMATION

Building Name	2.5 +/- Acre Corner Retail Site
Street Address	Silver Valley & Rt 209
City, State, Zip	Brodheadsville, PA 18322
County	Monroe
Market	Northeast PA
Sub-market	Monroe County
Cross-Streets	Rt 209 and Silver Valley
Signal Intersection	No

BUILDING INFORMATION

Free Standing	No
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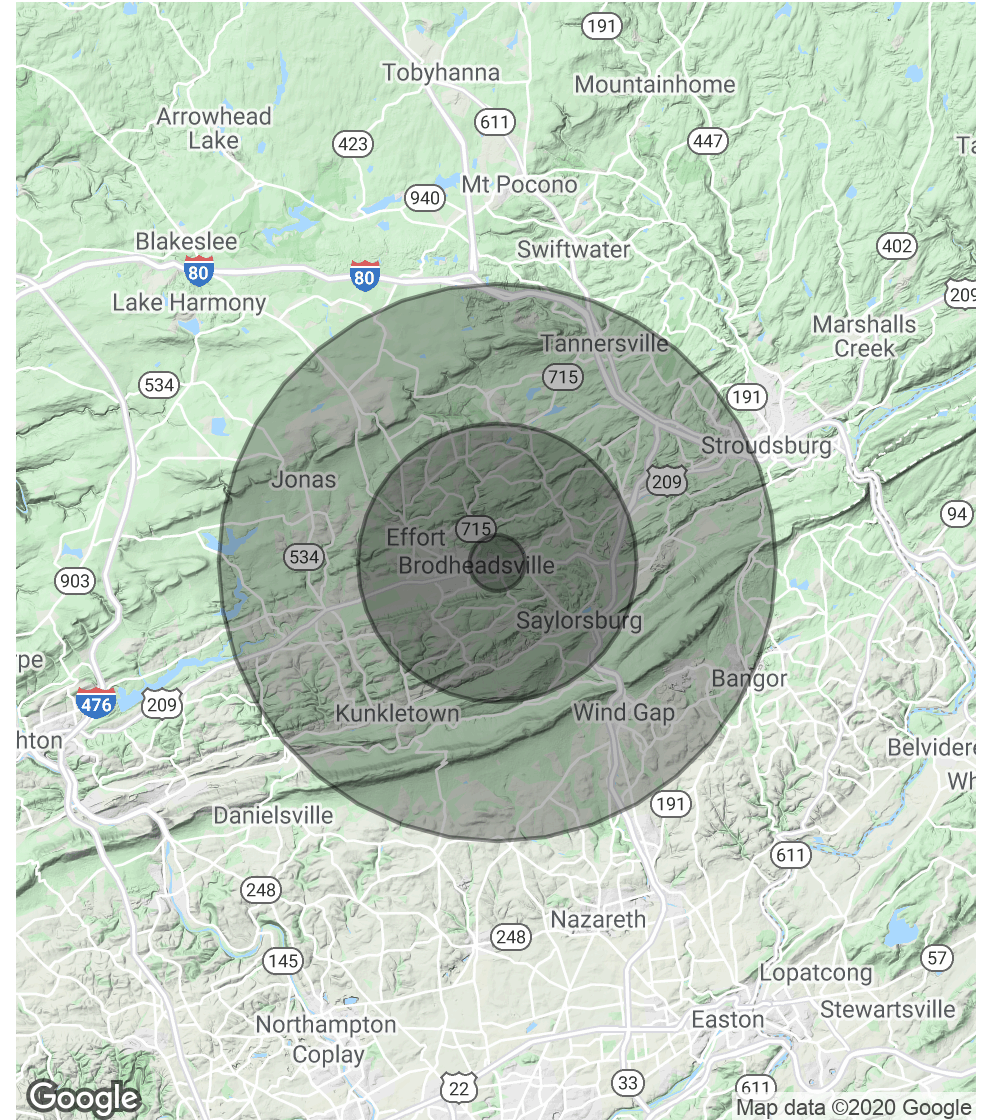
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	990	25,516	90,920
Average age	46.3	41.4	41.4
Average age (Male)	44.2	40.3	40.3
Average age (Female)	48.8	42.7	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	373	9,113	33,255
# of persons per HH	2.7	2.8	2.7
Average HH income	\$70,430	\$73,052	\$71,274
Average house value		\$239,114	\$241,517

* Demographic data derived from 2010 US Census



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