

1.033 AC Commercial Retail Building

469 Route 940, White Haven, PA 18661



OFFERING SUMMARY

Sale Price REDUCED:	\$425,000
Lot Size:	1.03 Acres
Building Size:	1,877 SF
Zoning:	Commercial
Market:	Carbon County
Submarket:	Kidder Township
Traffic Count:	65,000
Price / SF:	\$226.43

PROPERTY OVERVIEW

Commercial building on 1.033 acres with high traffic exposure from Rt 940, I-80 and PA Turnpike. Over 65,000 cars per day combined pass this location. Join in with WaWa, McDonalds, A&W, a new BK being built. Former Subway franchise location. Reduced for quick sale.

LOCATION OVERVIEW

Located right off Route 80 & at the on/off entrance of the PA turnpike.

PROPERTY HIGHLIGHTS

- 1.03 AC
- 1,877 SF Space
- Former Subway Franchise
- Located on Route 940 @ I-80 and PA Turnpike
- Exit
- ADT-65,000
- Zoned Commercial

Terri Mickens, CCIM

Broker/Owner
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TACM Commercial Realty Inc
 2331 Route 209/Suite 5
 Sciota, PA 18354



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SALE PRICE

\$425,000

LOCATION INFORMATION

Building Name	1.033 AC Commercial Retail Building
Street Address	469 Route 940
City, State, Zip	White Haven, PA 18661
County/Township	Carbon/Kidder Township
Market	Carbon County
Submarket	Kidder Township
Cross Streets	PA-Turnpike & Route 940
Road Type	Highway
Market Type	Large
Nearest Highway	Route 940 & PA-Turnpike
Retail Clientele	General

BUILDING INFORMATION

Building Size	1,877 SF
Price / SF	\$226.43
Building Class	A
Tenancy	Single
Number Of Floors	1
Average Floor Size	1,877 SF
Gross Leasable Area	1,877 SF
Load Factor	Yes
Condition	Excellent
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Commercial
Lot Size	1.03 Acres
APN#	61-20-A20.03
Submarket	Kidder Township
Taxes	\$12,872.07
Traffic Count	65,000
MLS ID#	PM-40688

PARKING & TRANSPORTATION

Parking Type	Surface
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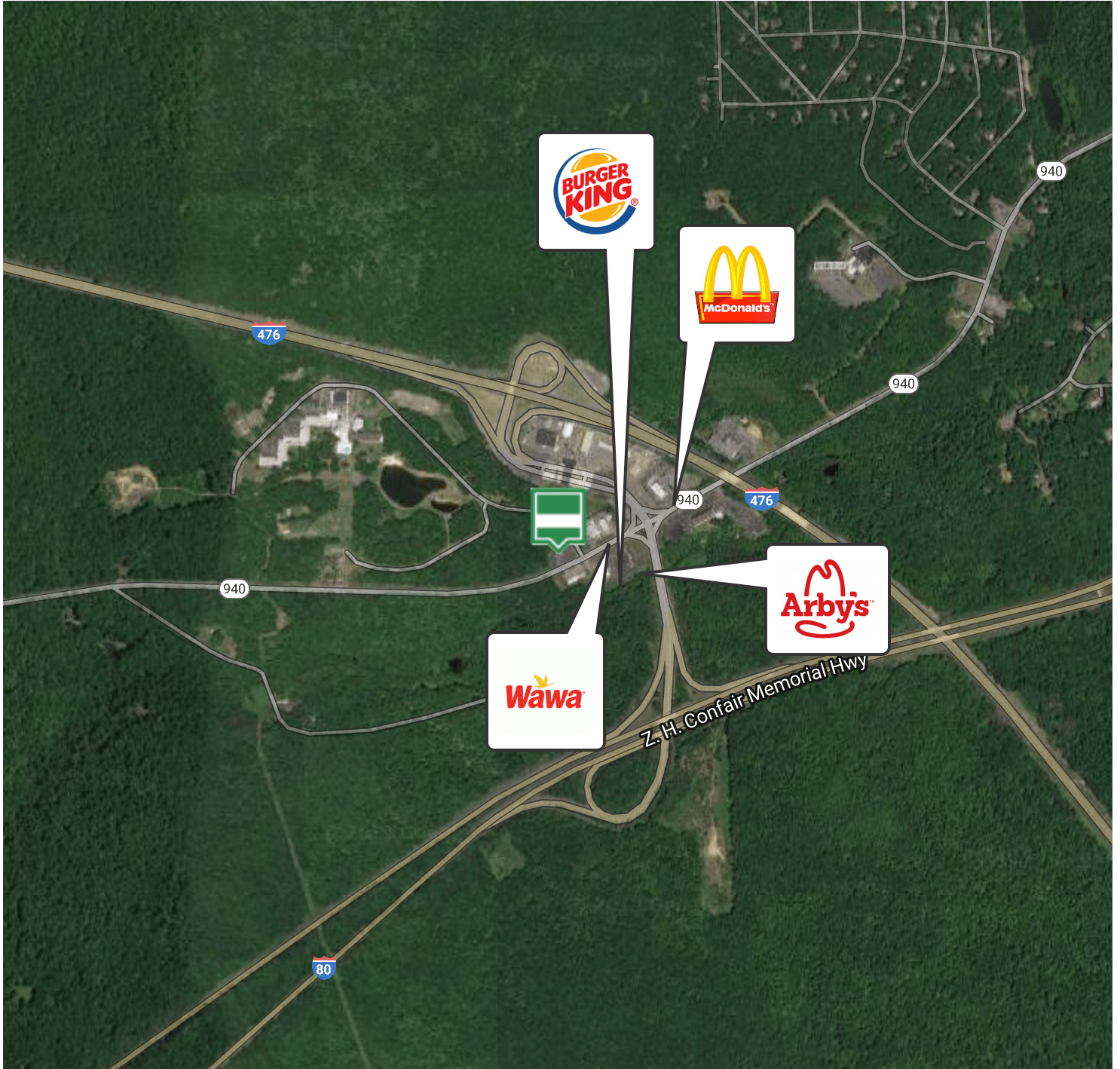
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Google

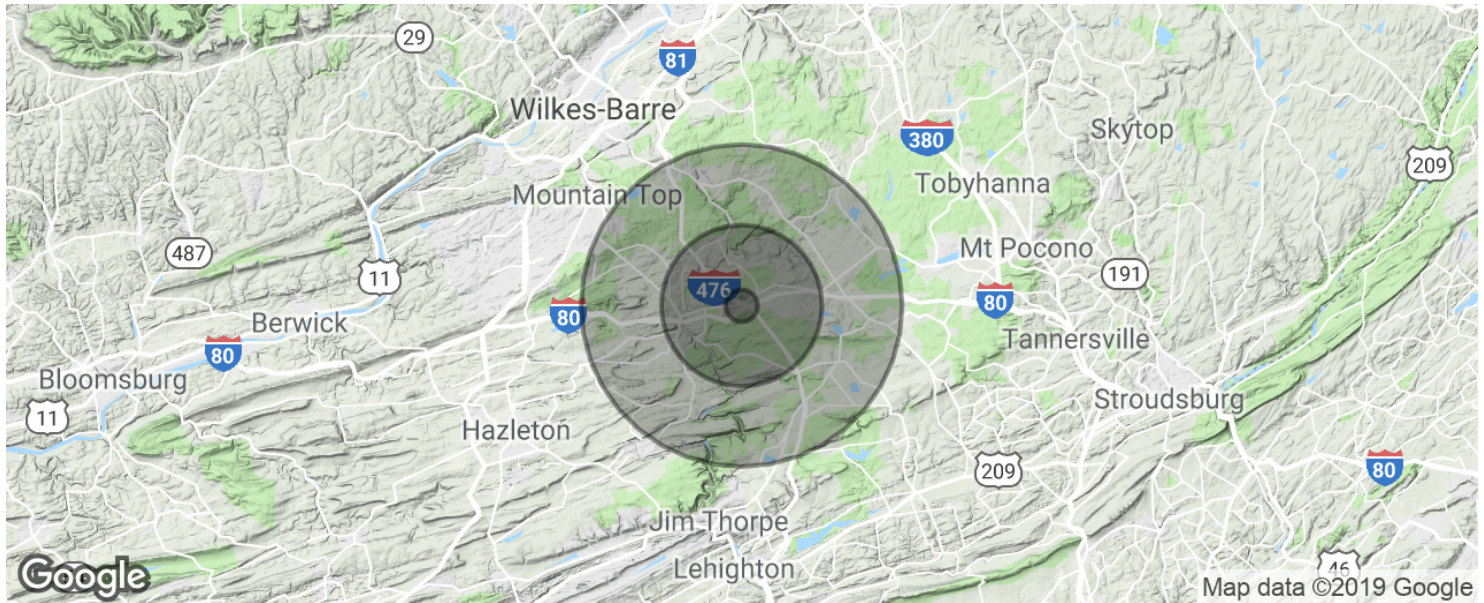
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	97	2,735	20,202
Median age	43.4	43.5	42.3
Median age (Male)	40.2	40.9	41.2
Median age (Female)	49.9	48.6	44.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	36	1,045	7,715
# of persons per HH	2.7	2.6	2.6
Average HH income	\$62,362	\$61,305	\$61,200
Average house value		\$157,898	\$184,707

* Demographic data derived from 2010 US Census

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