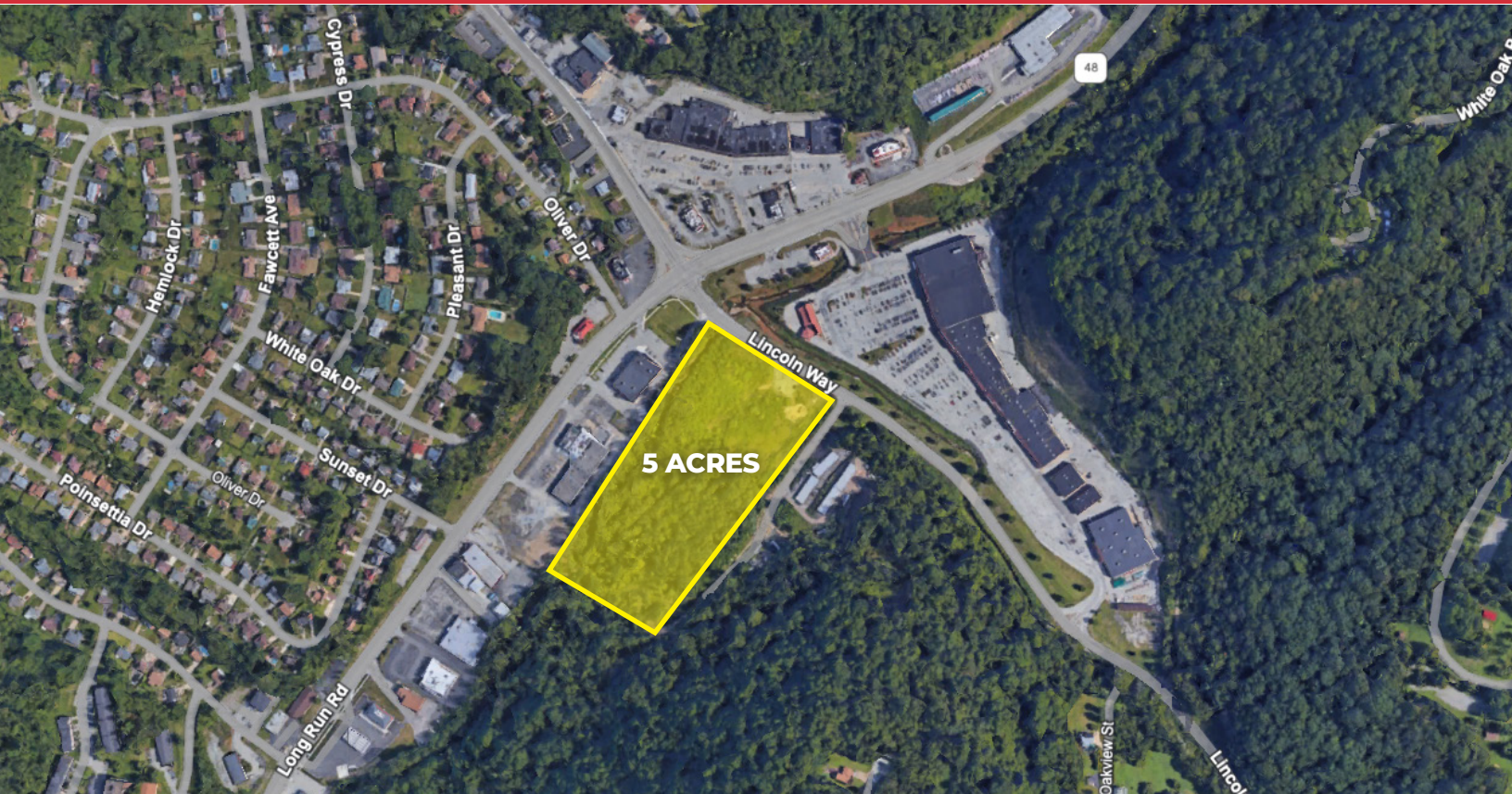


5 ACRE SITE FOR SALE

2038 Lincoln Way, White Oak, PA 15131



Highlights

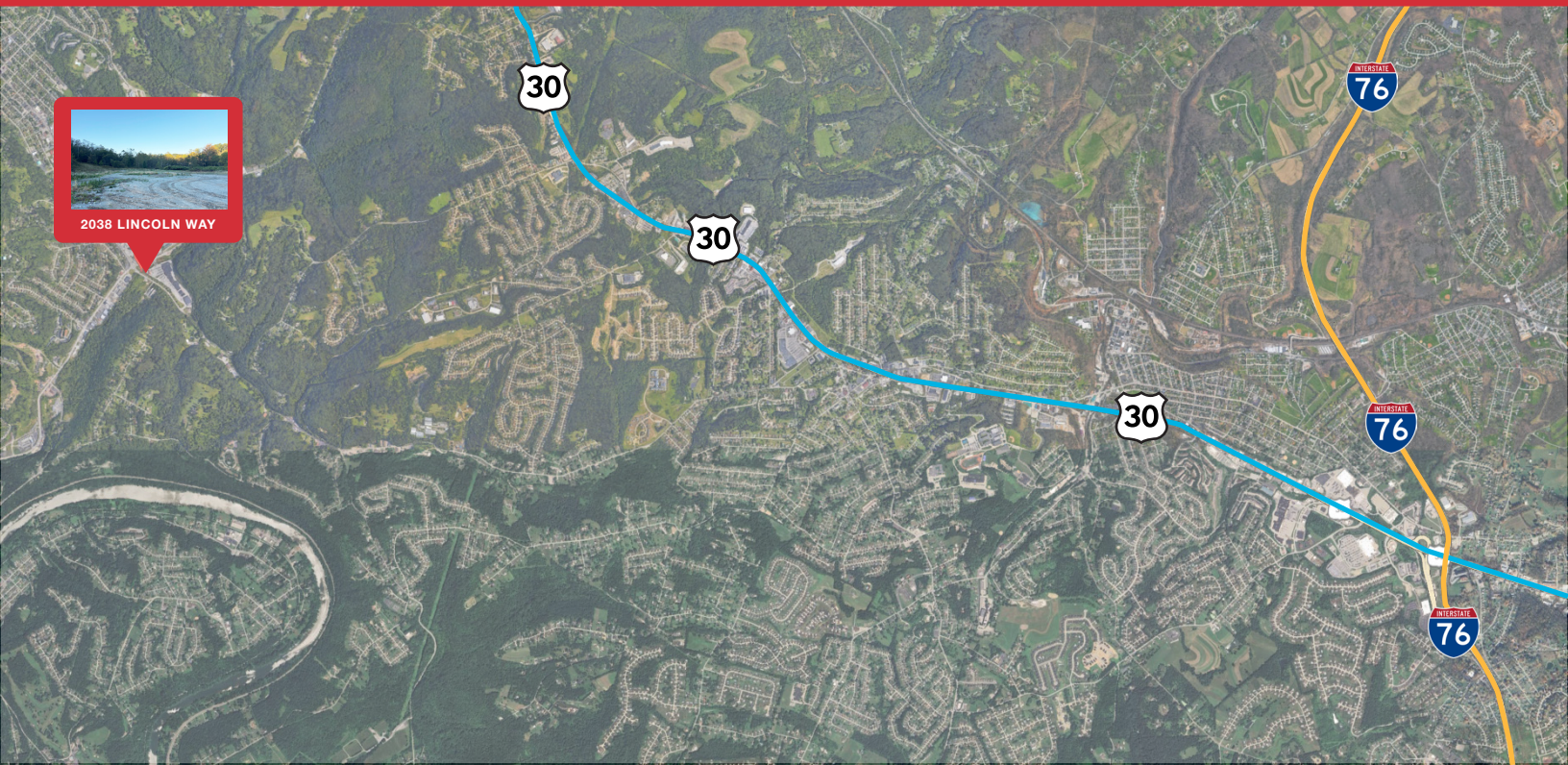
- 5 Acres Along Lincoln Way
- Located in the Heart of White Oak
- Easy Access to Major Highways (I-76 and Route 30)
- Positioned Along A Major Local Corridor — Steady Traffic Counts And Strong Drive-By Exposure.
- Close Proximity To Retail, Restaurants, And Community Services — Convenient For Employees And Customers.
- Perfect For Owner-User Development, Small Retail Center, Professional/Medical Office, Light Industrial, Or Residential Subdivision.

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PROXIMITY TO HIGHWAYS



Traffic Count Report

0 Lincoln Way, White Oak, PA 15131							
Building Type: Land Class: - RBA: - Typical Floor: - Total Available: 0 SF % Leased: 0% Rent/SF/Yr: -							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 Long Run Rd	Sunset Dr	0.03 SW	2018	16,236	MPSI	.16	
2 Long Run Rd	Sunset Dr	0.03 SW	2024	17,325	MPSI	.16	
3 Long Run Rd	Sunset Dr	0.03 SW	2025	17,286	MPSI	.16	
4 Lincoln Way	Oakview St	0.03 SE	2024	13,277	MPSI	.30	
5 Lincoln Way	Oakview St	0.03 SE	2025	13,208	MPSI	.30	
6 Long Run Road	Cool Springs Rd	0.04 SW	2024	11,587	MPSI	.33	
7 Long Run Road	Cool Springs Rd	0.04 SW	2025	11,563	MPSI	.33	
8 Lincoln Way	Oakview St	0.07 NW	2025	12,866	MPSI	.39	
9 Lincoln Way	Shields St	0.09 SE	2025	9,909	MPSI	.39	
10 Jacks Run Road	McKee Rd	0.30 NE	2020	12,011	MPSI	.44	

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