



**SALE**  
**I-99 Grazierville/Tipton  
Exit**

**I-99 GRAZIERVILLE/TIPTON EXIT**

Tyrone, PA 16686

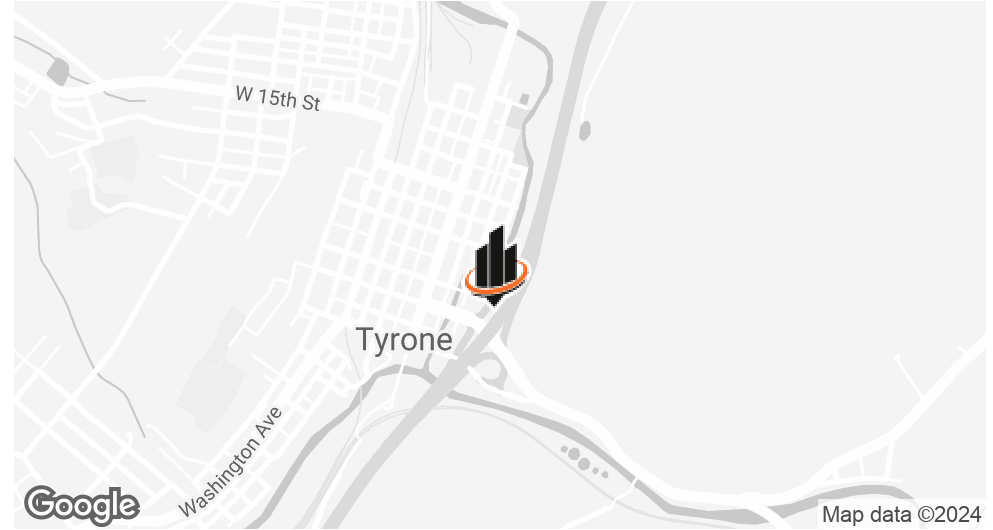
**PRESENTED BY:**

**KAREN NEIDERER**

O: 717.737.2422 x1004

karen.neiderer@svn.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	+/-36.34 Acres
<b>APN:</b>	03.00-12..-003.00-000
<b>COUNTY:</b>	Blair
<b>TOWNSHIP:</b>	Antis

## PROPERTY OVERVIEW

+/-36.34 acres located off the highly trafficked I-99, situated along Route 220 in Tyrone, PA. Available site has all utilities, great frontage and visibility. Close proximity to Delgrosso Spaghetti Sauce Plant and Delgrosso Amusement Park, quick drive to Altona and State College.

## PROPERTY HIGHLIGHTS

- +/-36.34 acres - 16.03 AC useable, 12.50 AC mitigation & 7.18 AC unusable
- No zoning, allowing various uses
- Prime location for industrial site, truck stop, retail or apartments
- I-99 Average Daily Traffic Count: 30,000 VPD - both directions

**KAREN NEIDERER**

O: 717.737.2422 x1004  
karen.neiderer@svn.com

ADDITIONAL PHOTOS



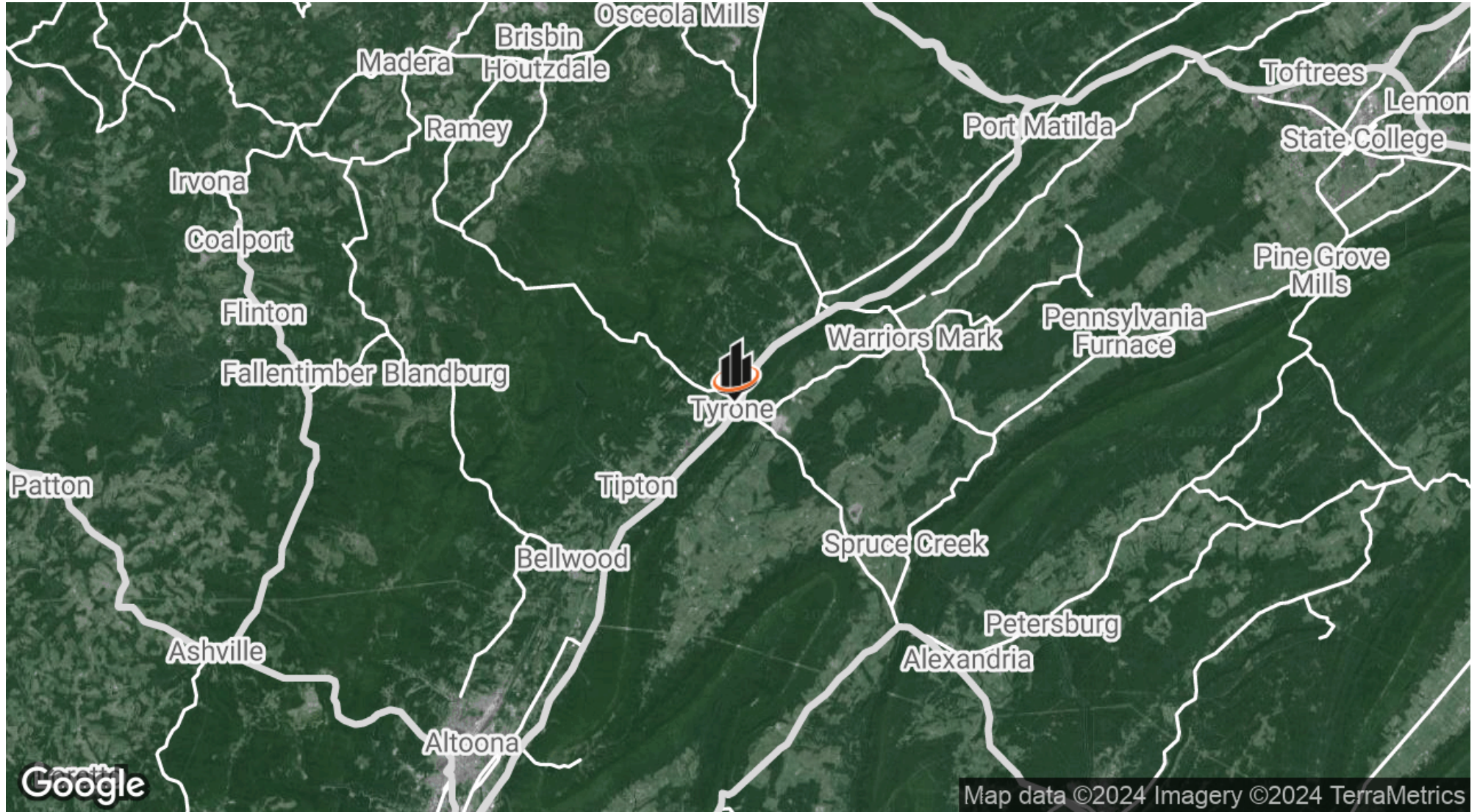
**KAREN NEIDERER**  
O: 717.737.2422 x1004  
karen.neiderer@svn.com

# RETAIL MAP



**KAREN NEIDERER**  
 O: 717.737.2422 x1004  
 karen.neiderer@svn.com

# LOCATION MAP



**KAREN NEIDERER**  
O: 717.737.2422 x1004  
karen.neiderer@svn.com

# DEMOGRAPHICS MAP & REPORT

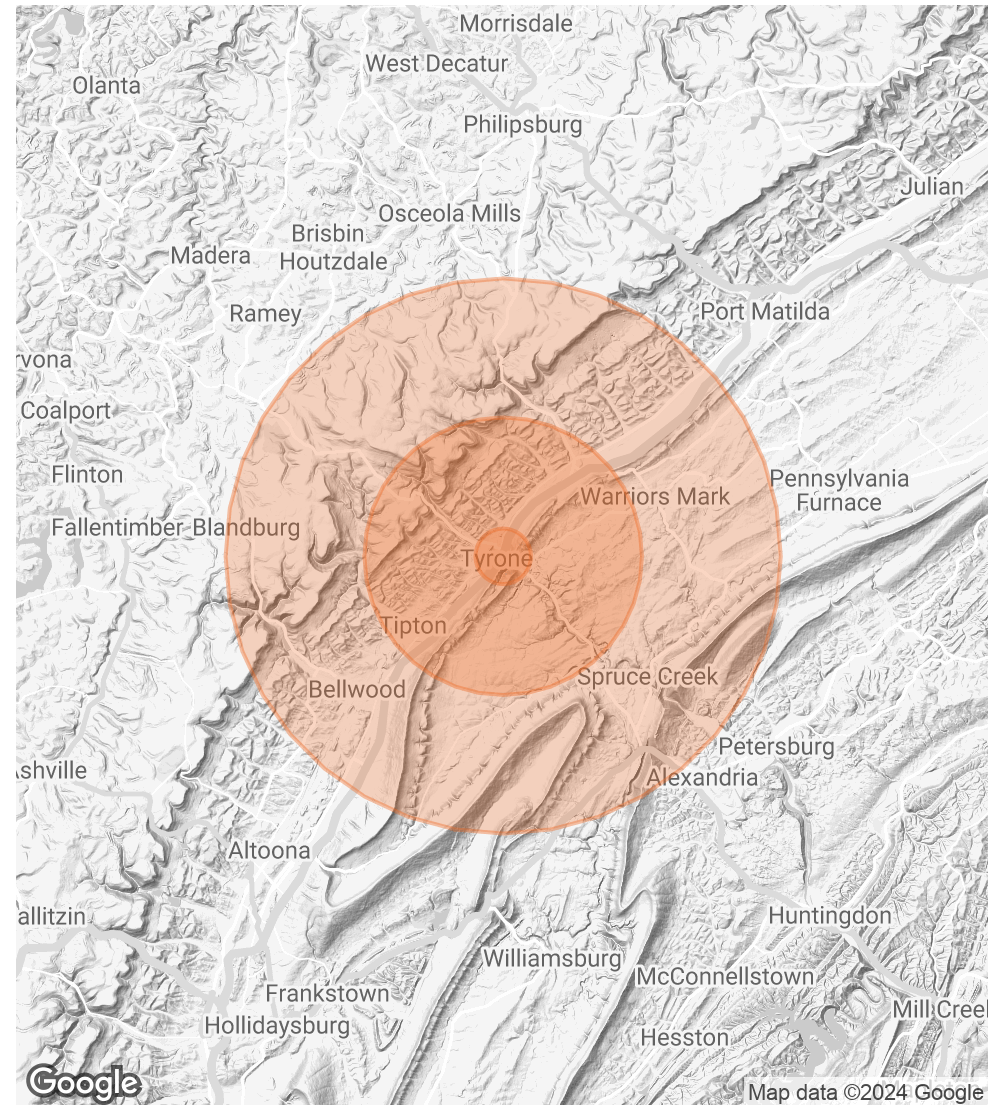
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	3,067	10,619	24,463
<b>AVERAGE AGE</b>	39.3	41.0	43.9
<b>AVERAGE AGE (MALE)</b>	39.4	40.5	42.9
<b>AVERAGE AGE (FEMALE)</b>	39.1	41.2	44.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,672	4,886	11,420
<b># OF PERSONS PER HH</b>	1.8	2.2	2.1
<b>AVERAGE HH INCOME</b>	\$40,975	\$56,670	\$63,034
<b>AVERAGE HOUSE VALUE</b>	\$95,077	\$134,612	\$151,558

2020 American Community Survey (ACS)



**KAREN NEIDERER**

O: 717.737.2422 x1004

karen.neiderer@svn.com