

**FOR SALE**

# 801 CHESTNUT STREET

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Kulpmont, PA 17834

**PRESENTED BY:**

**KAREN NEIDERER**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	3,058 SF
<b>LOT SIZE:</b>	0.041 Acres
<b>ZONING:</b>	Business Commercial
<b>APN:</b>	002-00-003-235

## PROPERTY OVERVIEW

3,058 SF free standing commercial building, located at a signalized intersection available for sale in Kulpmont, PA. Available corner property offers, two drive-thru lanes, ample parking, great frontage and high visibility.

## PROPERTY HIGHLIGHTS

- Former bank with two drive-thru lanes
- Located at signalized intersection
- Corner location
- Ample parking
- Great frontage
- High visibility
- Chestnut Street Average Traffic Count: 8,938 VPD – both directions

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**SVN | LATUS 2**

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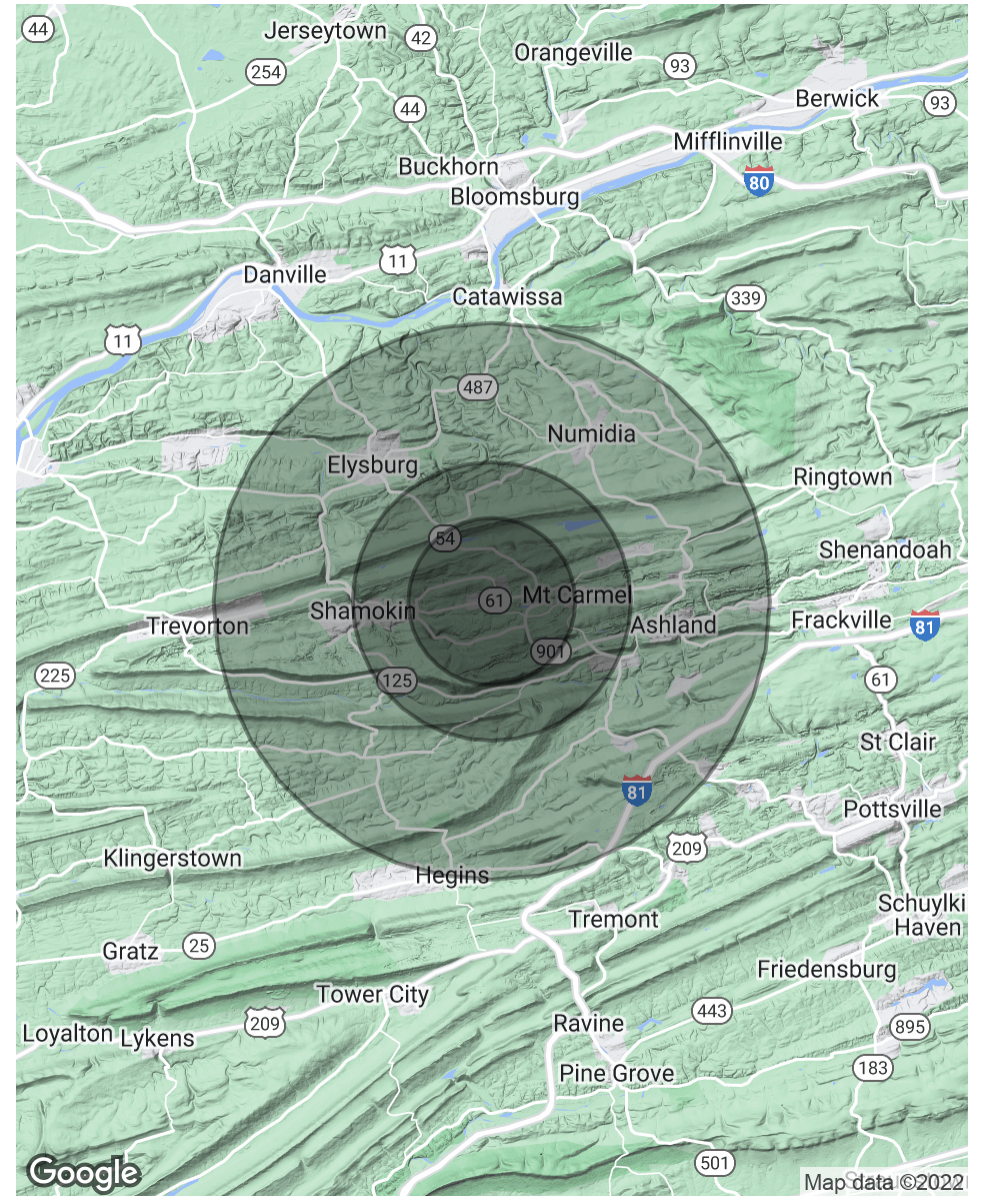
## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,542	25,919	51,868
AVERAGE AGE	45.0	43.0	44.1
AVERAGE AGE (MALE)	42.0	40.8	42.5
AVERAGE AGE (FEMALE)	49.6	46.1	45.8

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,830	14,473	26,786
# OF PERSONS PER HH	2.0	1.8	1.9
AVERAGE HH INCOME	\$46,687	\$40,919	\$48,612
AVERAGE HOUSE VALUE	\$136,632	\$107,910	\$126,989

\* Demographic data derived from 2020 ACS - US Census



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