

RETAIL/MEDICAL BUILDING
AVAILABLE

1597 NORTH SUSQUEHANNA TRAIL
SELINGROVE, PA 17870



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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1597 NORTH SUSQUEHANNA TRAIL

PROPERTY DETAILS

AVAILABLE
\$16-19 SF/YR (NNN)

OFFERING SUMMARY

Sale Price	Contact Agent
Lease Rate	\$16-19 SF/yr (NNN)
Number of Units	Five (5)
Lot Size	2.29 AC
Building Size	18,804 SF

PROPERTY SUMMARY

Address	1597 N. Susquehanna Tr. Selinsgrove, PA 17870
Municipality	Monroe Township
County	Snyder County
Tax Parcel #	12-09-047
Taxes	\$34,410.42
Year Built	2016

PROPERTY HIGHLIGHTS

- Various leasing options available along Route 11/15
- Current medical layout offers several exam rooms, waiting room, and reception
- Medical space can be demised into two (2) suites
- Rear/side retail space is also visible from Route 11/15
- Available for sale, contact agent for information

PROPERTY DESCRIPTION

Capitalize on leasing a prime retail suite at a high visibility shopping center. Three (3) suites are available and range from 2,300-5,500 SF. The former urgent care space can be demised into two (2) suites - 2,300 SF and 3,080 SF. Up to 3,000 SF is available along the rear, right side of the property with visibility from Route 11/15. The center includes Aspen Dental, AT&T, and Fastenal. Neighbors include Texas Roadhouse, Panera Bread and Lowe's.

LOCATION DESCRIPTION

Join national and regional retailers along Route 11-15 in Selinsgrove, PA. This prime location offers quick highway access and visibility to North and South bound traffic.

BUILDING INFORMATION

# of Floors	One (1)
# of Parking Spaces	90 spaces
Roof Type	Rubber
Walls	Drywall
Construction	Cinder Block
Business Signage	Yes

UTILITIES & ZONING

Zoning	Commercial
Traffic Count	38,094 VPD
Water & Sewer	Public
HVAC	Central Air



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ADDITIONAL PHOTOS

AVAILABLE
\$16-19 SF/YR (NNN)



AVAILABILITIES

3,080 SF

2,310 SF

3,000 SF

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ADDITIONAL PHOTOS

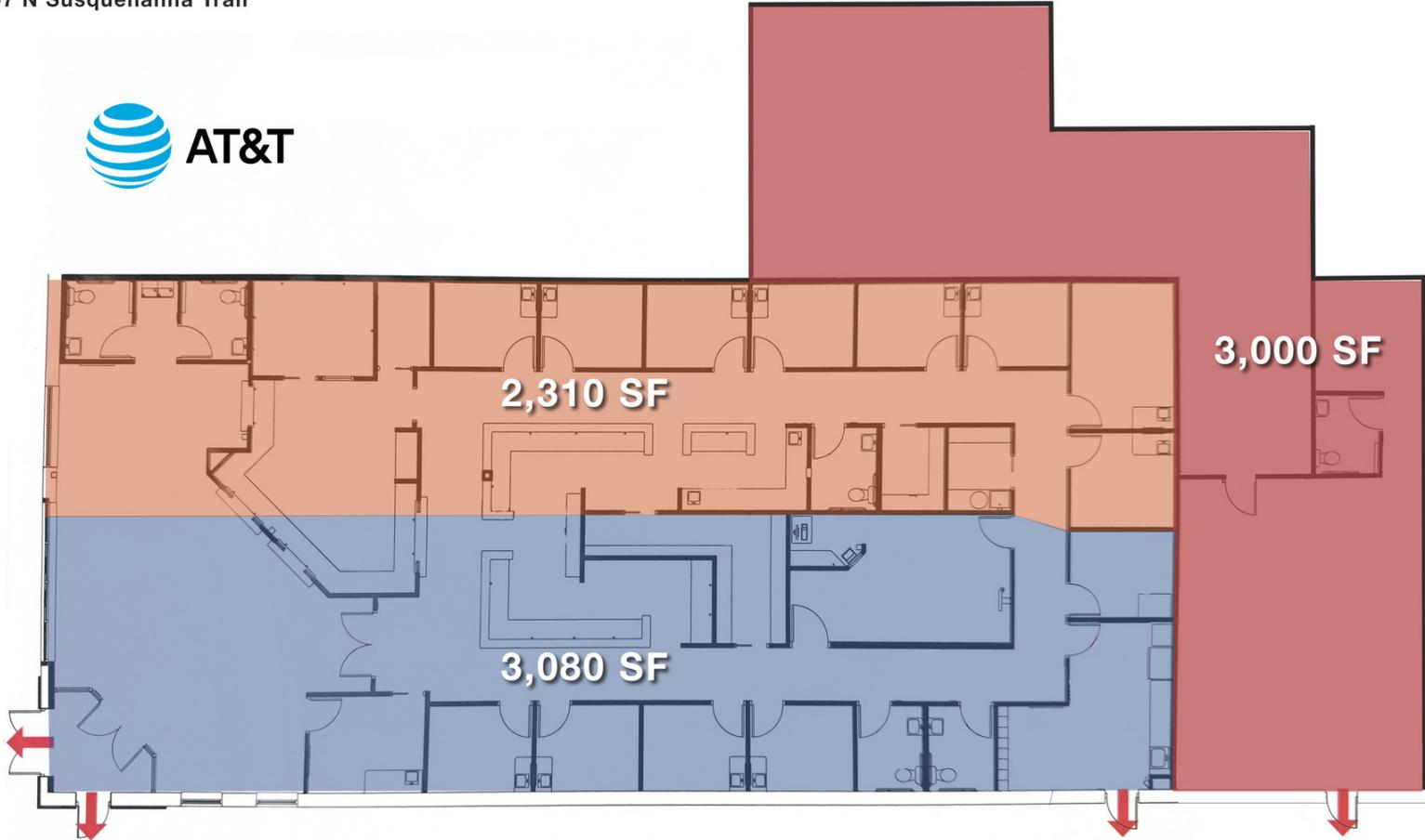
AVAILABLE
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FLOOR PLAN

1597 N Susquehanna Trail



ROUTE 11/15



PARKING LOT

NOT TO EXACT SCALE

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1597 NORTH SUSQUEHANNA TRAIL

DIMISABLE 5,500 SF SPACE

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1597 NORTH SUSQUEHANNA TRAIL LOCATION MAP

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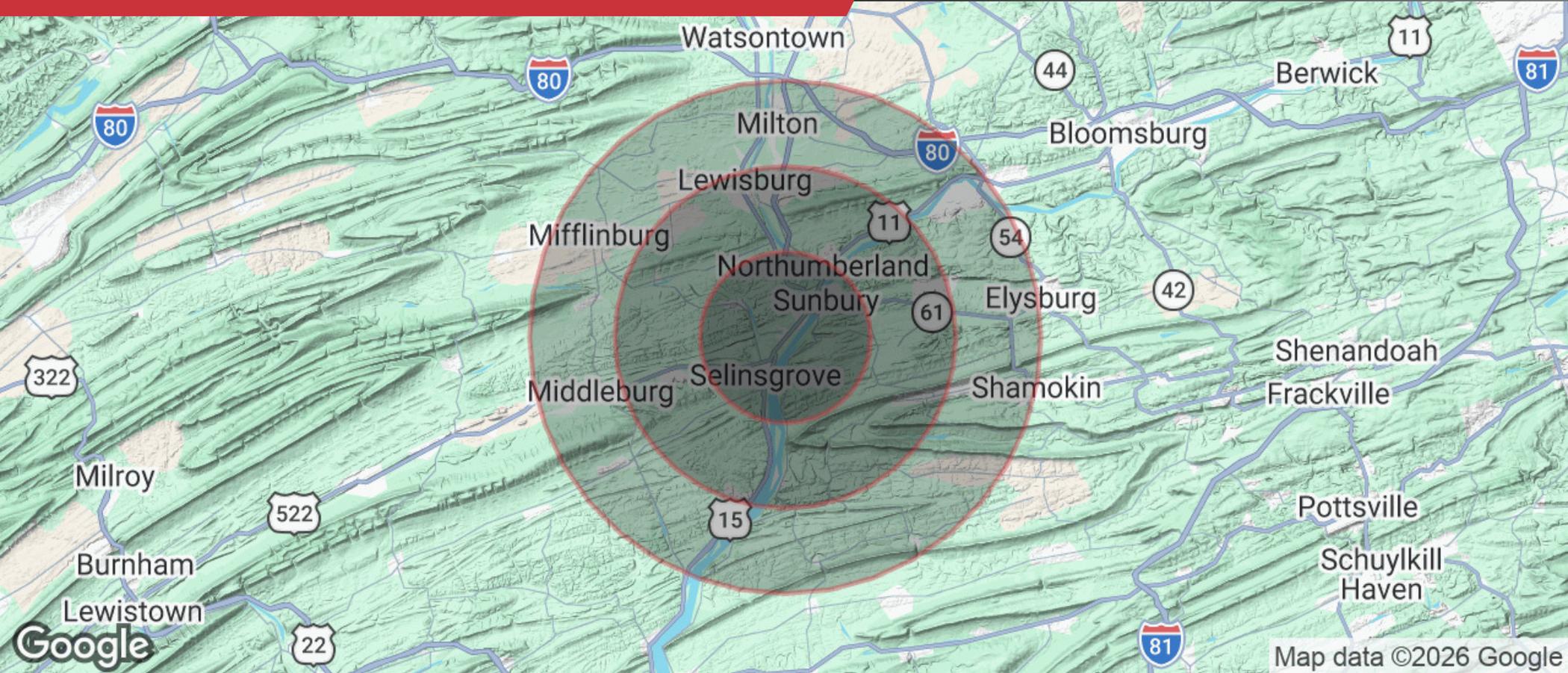
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DEMOGRAPHICS

AVAILABLE
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POPULATION

5 MILES	10 MILES	15 MILES
32,614	62,411	123,541

HOUSEHOLDS

5 MILES	10 MILES	15 MILES
13,058	24,471	48,242

INCOME

5 MILES	10 MILES	15 MILES
\$88,270	\$95,642	\$94,468

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