



Commercial Land For Lease at I-81 Exit

1.77 AC for Lease off Interstate 81

SUEDBERG ROAD AND ANSPACH DRIVE, PINE GROVE, PA 17963

PRESENTED BY:

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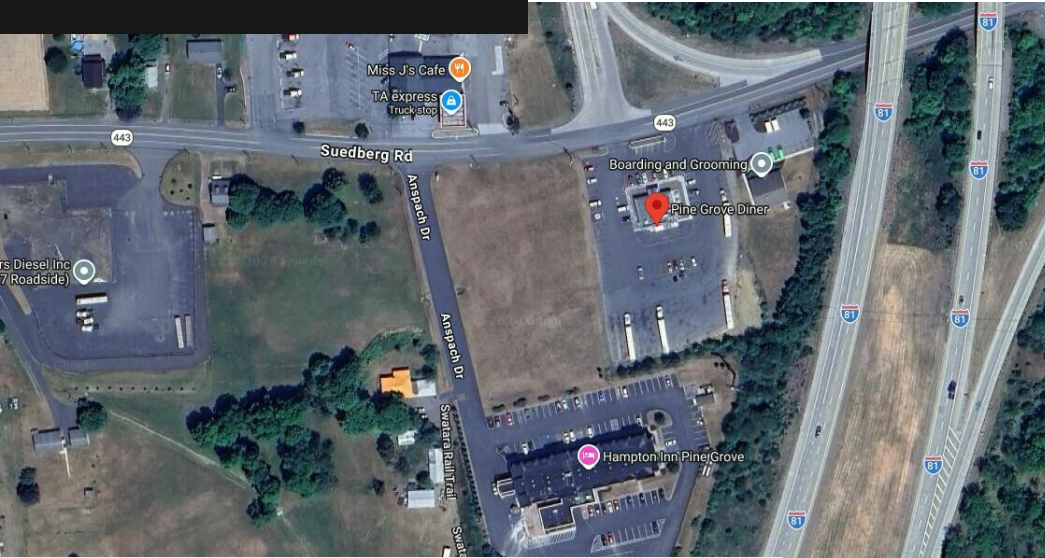
PA #RS336831

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PROPERTY SUMMARY

Secure a 20-year ground lease on this high-visibility, 1.77-acre parcel at the intersection of Suedberg Road and Anspach Drive. Zoned C-2 (General Commercial), the site is ideal for retail, QSR, medical, or professional offices. Located directly off Exit 100 of I-81, and next to the busy Pine Grove Diner and in front the newly-renovated Hampton Inn, the property offers premium highway exposure, public utilities, and an instant customer base fueled by regional draws like Twin Grove RV Resort, Swatara State Park, and Fort Indiantown Gap.

PROPERTY HIGHLIGHTS

- 20-year Lease Provides Long-term Stability
- Prime Acreage and Commercial Zoning
- High Volume Synergy with Adjacent Diner and Hotel
- Maximum Highway Exposure: 41,000 VPD on I-81 and 9,000 VPD on Suedberg Rd
- Built-in Regional Traffic via I-81 Corridor
- Electric; Public Water and Sewer

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Demographics Map & Report

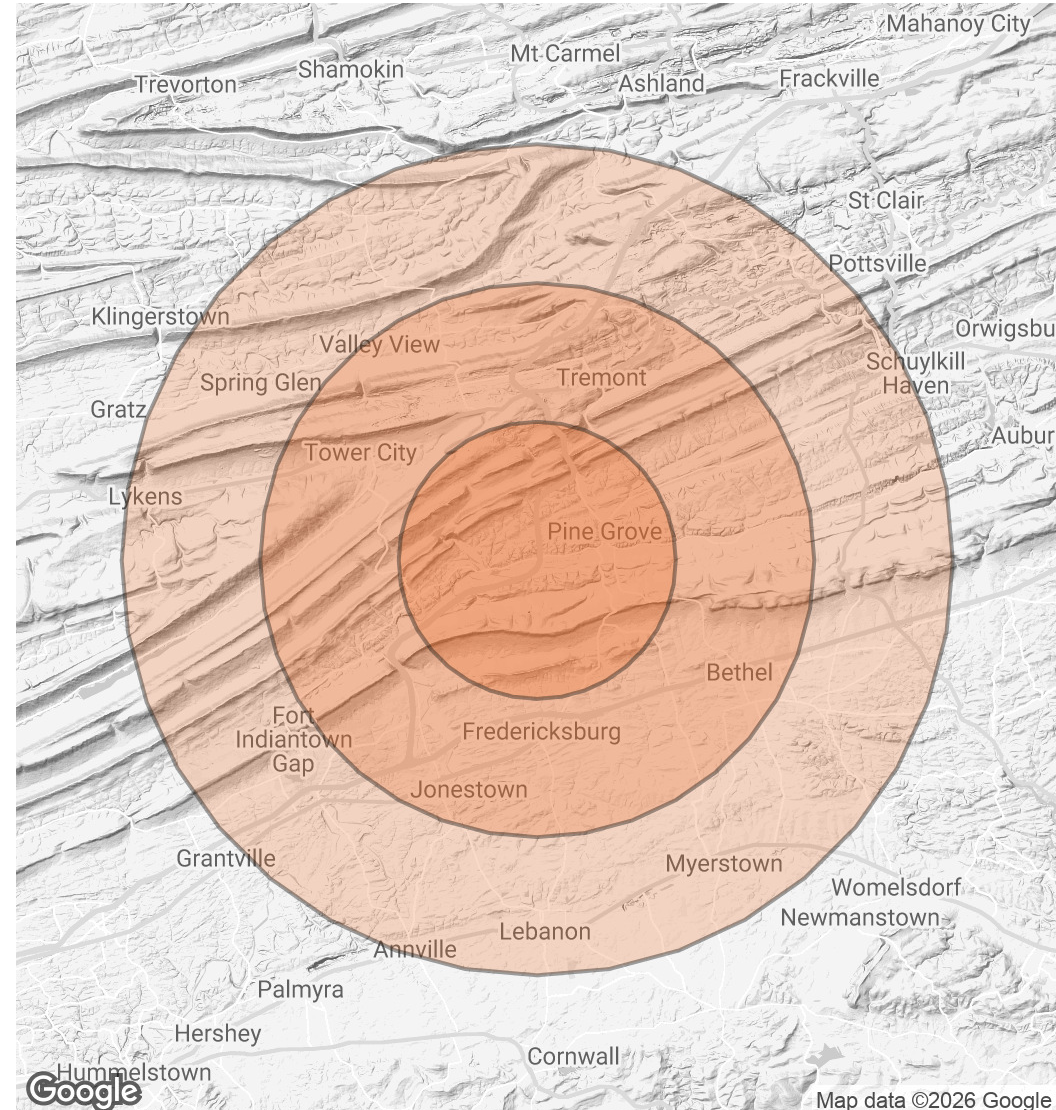
Suedberg Road and Anspach Drive, Pine Grove, PA 17963

POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	9,566	38,081	151,670
AVERAGE AGE	48.6	43.8	43.0
AVERAGE AGE (MALE)	46.7	41.7	41.0
AVERAGE AGE (FEMALE)	50.3	45.2	44.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	3,979	14,974	59,868
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$96,649	\$93,104	\$86,033
AVERAGE HOUSE VALUE	\$225,294	\$258,844	\$222,307

TRAFFIC COUNTS	5 MILES	10 MILES	15 MILES
EXIT 100 OFF INTERSTATE 81	41,000/day		

2023 American Community Survey (ACS)



Map data ©2026 Google

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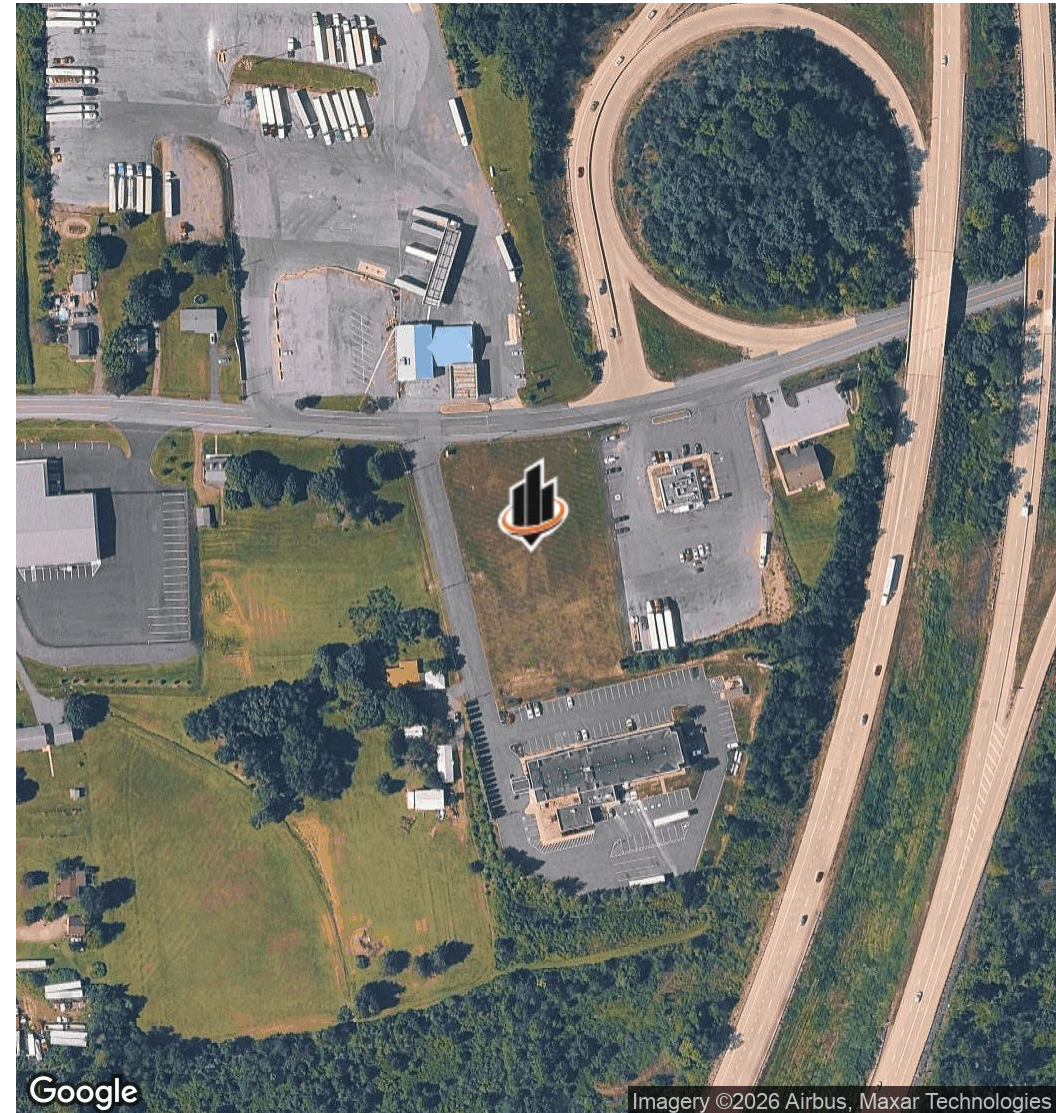
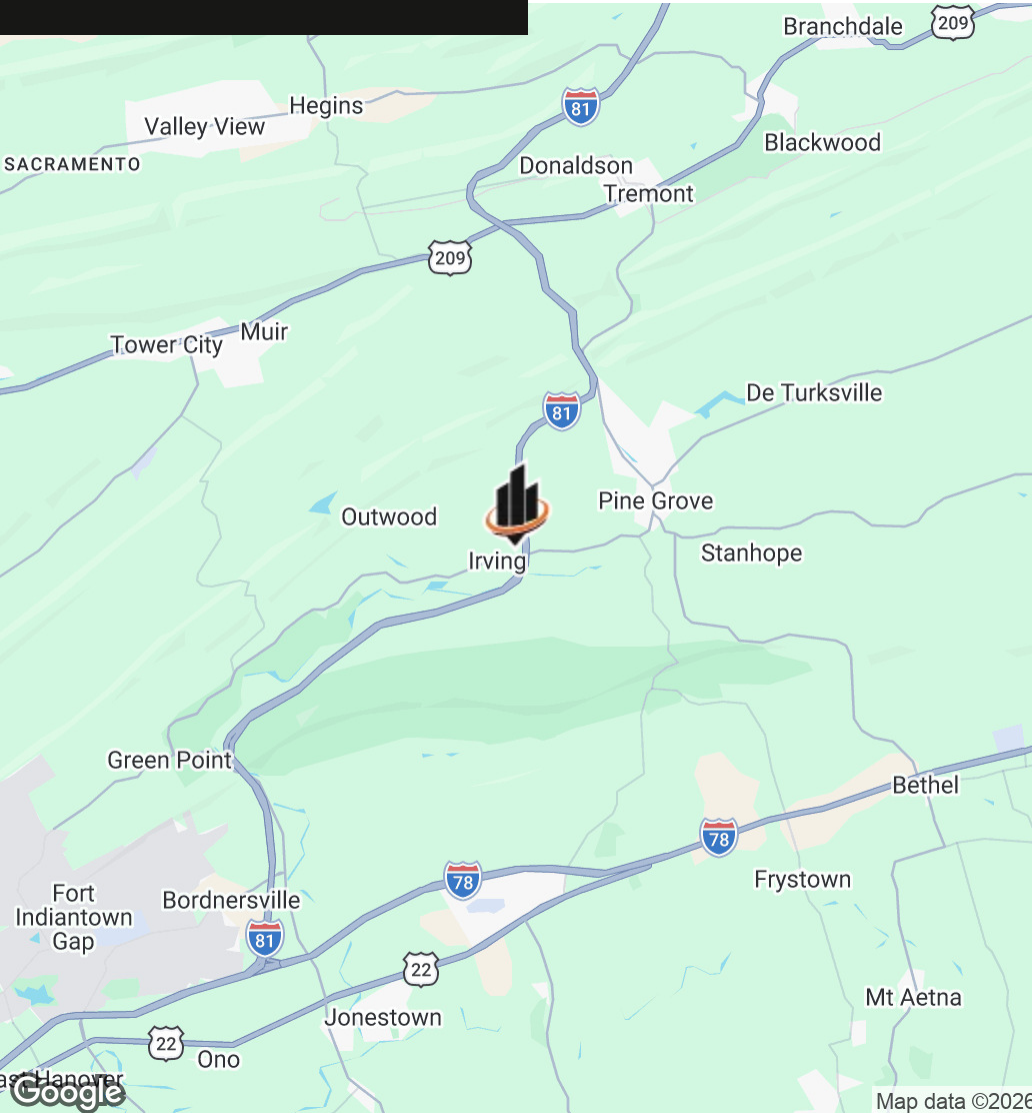
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Location Maps

Pine Grove Township

Suedberg Road and Anspach Drive, Pine Grove, PA 17963



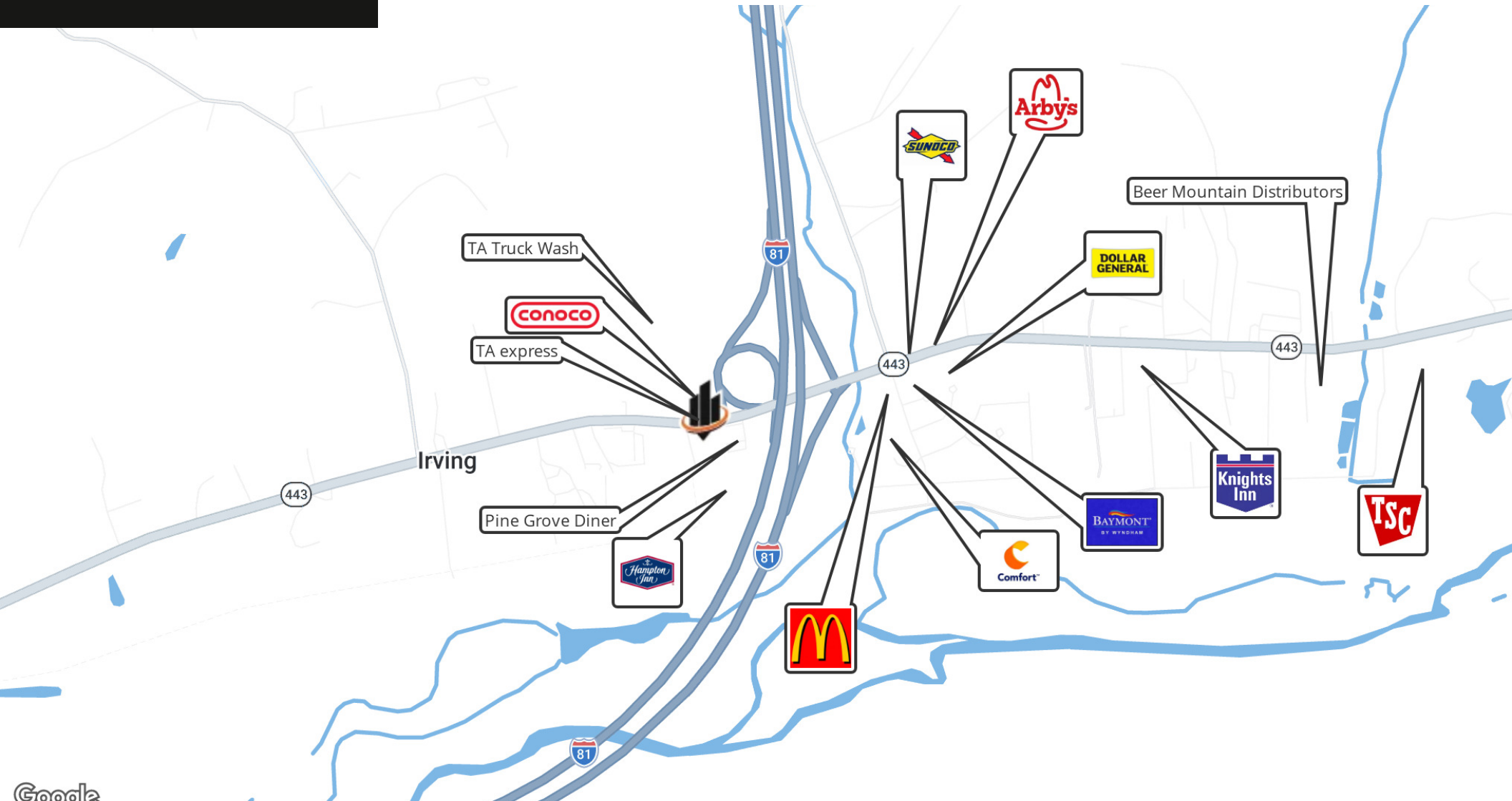
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What's Nearby

Pine Grove Township

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Zoning Uses: C-2 General Commercial

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USES PERMITTED BY RIGHT

- Retail and wholesale sale of goods, prepared foods and services, except adult bookstores.
- Banks, savings and loan associations, finance companies and similar types of businesses.
- Personal and household service establishments such as, but not limited to barber shops, beauty shops, laundromats, laundry and dry-cleaning shops, tailor and seamstress shops, and shoe and appliance repair shops.
- Fire Station
- Restaurants, taverns and similar types of establishments except cabarets.
- Exercise and Fitness centers.
- Motor vehicle service station, subject to: (1) All automobile parts, dismantled vehicles and similar articles shall be stored within a building, and (2) All repair activities shall be carried out within a building.
- Self Storage.
- Car wash, subject to: (1) No water used in the washing of cars shall be discharged onto public roads or onto other properties, (2) Car washing activities shall be carried out within a building, and (3) An approach drive or parking area to accommodate a minimum of four (4) cars per bay shall be constructed, except that in the case of a facility where only one (1) is provided the approach drive or parking area shall be constructed to accommodate a minimum of ten (10) cars.
- Hospital/Surgical Center.
- Convenience store with fueling stations.
- Dispensary Facility.
- Shopping Center.
- Auto Sales Lot
- Veterinary Office
- Repair garage, subject to: (1) All repair activities shall be performed within a building, and (2) All outdoor storage of dismantled vehicles; automobile parts and similar items shall be screened from view in such a manner that the outdoor storage of materials is not visible from adjoining properties or public streets.

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