



FOR SALE

8451 Route 414

Liberty, PA 16930

eXp Commercial | 630 Freedom Business Center Dr | King of Prussia, PA 19406 |

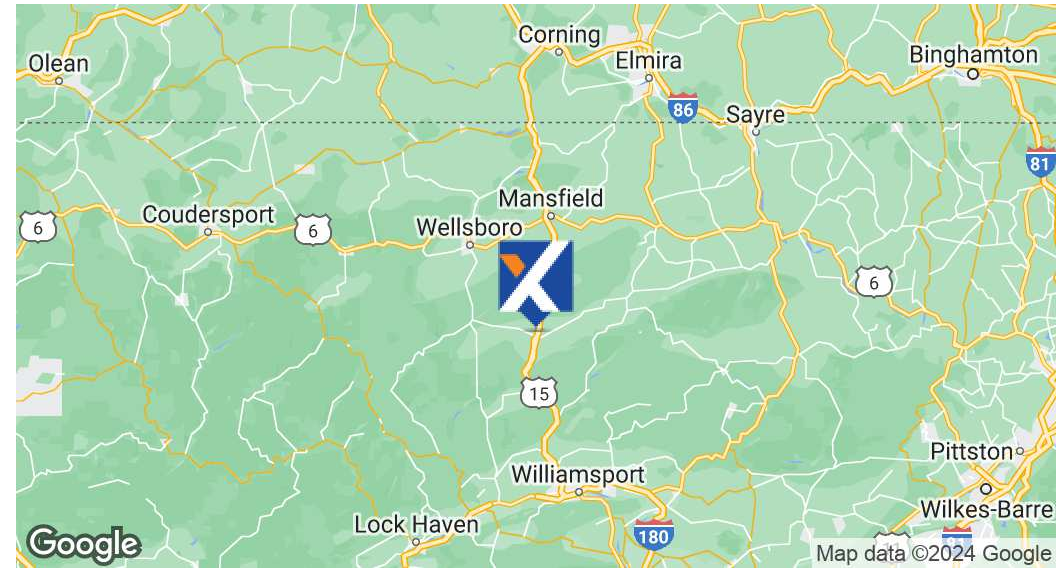
Barbara Petrilla

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OFFERING SUMMARY

Sale Price:	\$319,900
Lot Size:	3.68 Acres
Price / Acre:	\$86,929
Zoning:	Flexible Zoning

PROPERTY OVERVIEW

Take advantage of this commercial development and/or investment opportunity. Located off of the main Highway 15 next to the brand new Dollar General and Exxon Gas Station. Has utilities brought to site (electric and sewer).

PROPERTY HIGHLIGHTS

- No Specific Zoning - Residential and Commercial Allowed
- Utilities Brought to Site
- Development Opportunity
- Located next to the new Dollar General
- High Visibility Location & Busy Intersection

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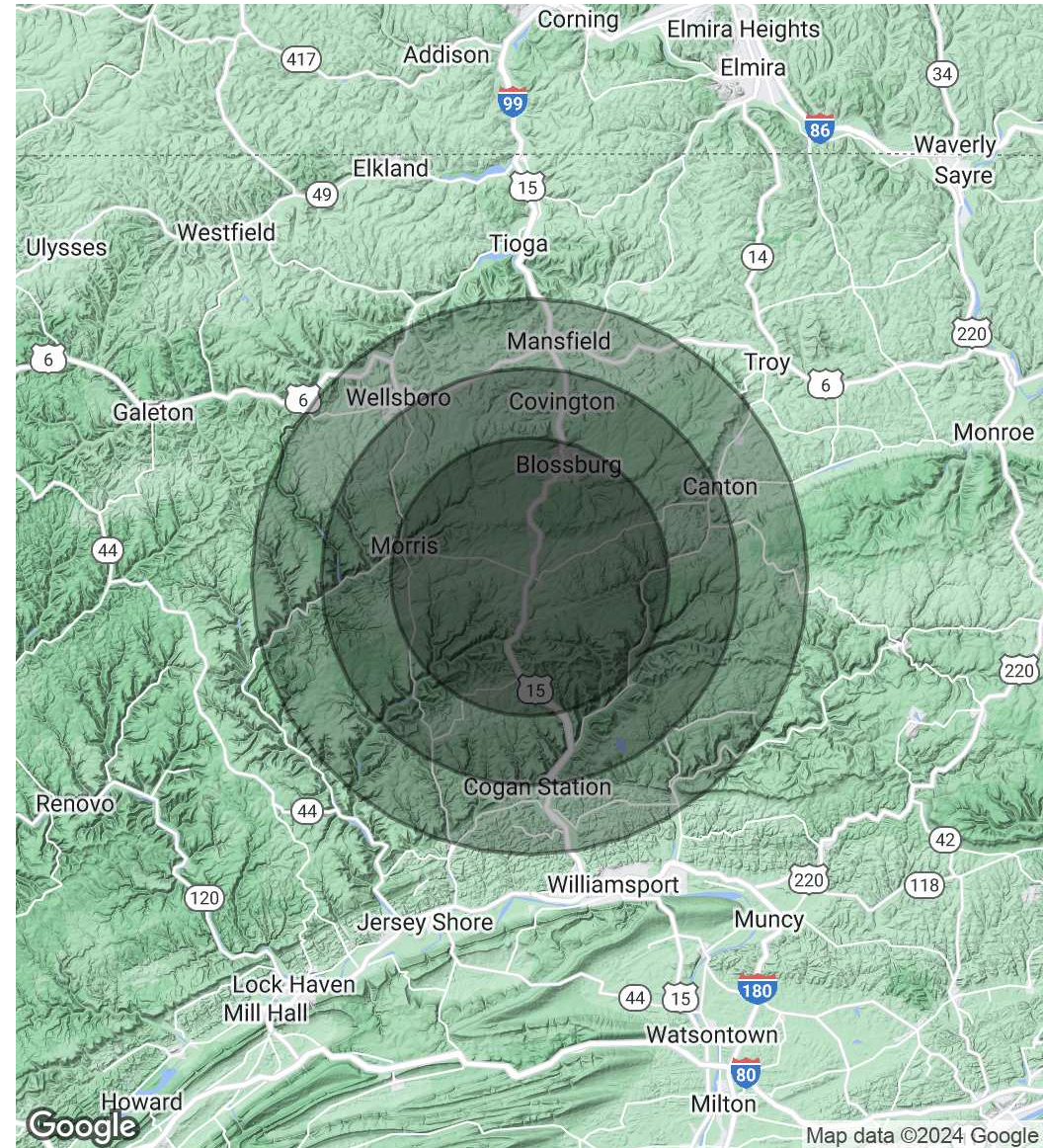
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	6,428	15,464	41,777
Average Age	41.3	44.6	45.4
Average Age (Male)	39.4	42.9	44.0
Average Age (Female)	42.4	45.2	46.3

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	3,527	8,598	22,523
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$50,493	\$49,936	\$51,634
Average House Value	\$155,276	\$159,236	\$170,982

* Demographic data derived from 2020 ACS - US Census



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