



Offering Memorandum

Nicholson, PA Land

2624 ROUTE 11 | 0.31 AC

Jim Nasser

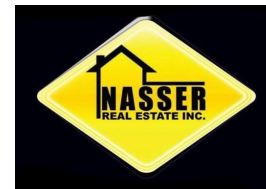
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Colliers



Property Address:

2624 Route 11
Nicholson, PA

Offering Price
\$250,000

Land Size
0.31 Acre

Property Detail Profile

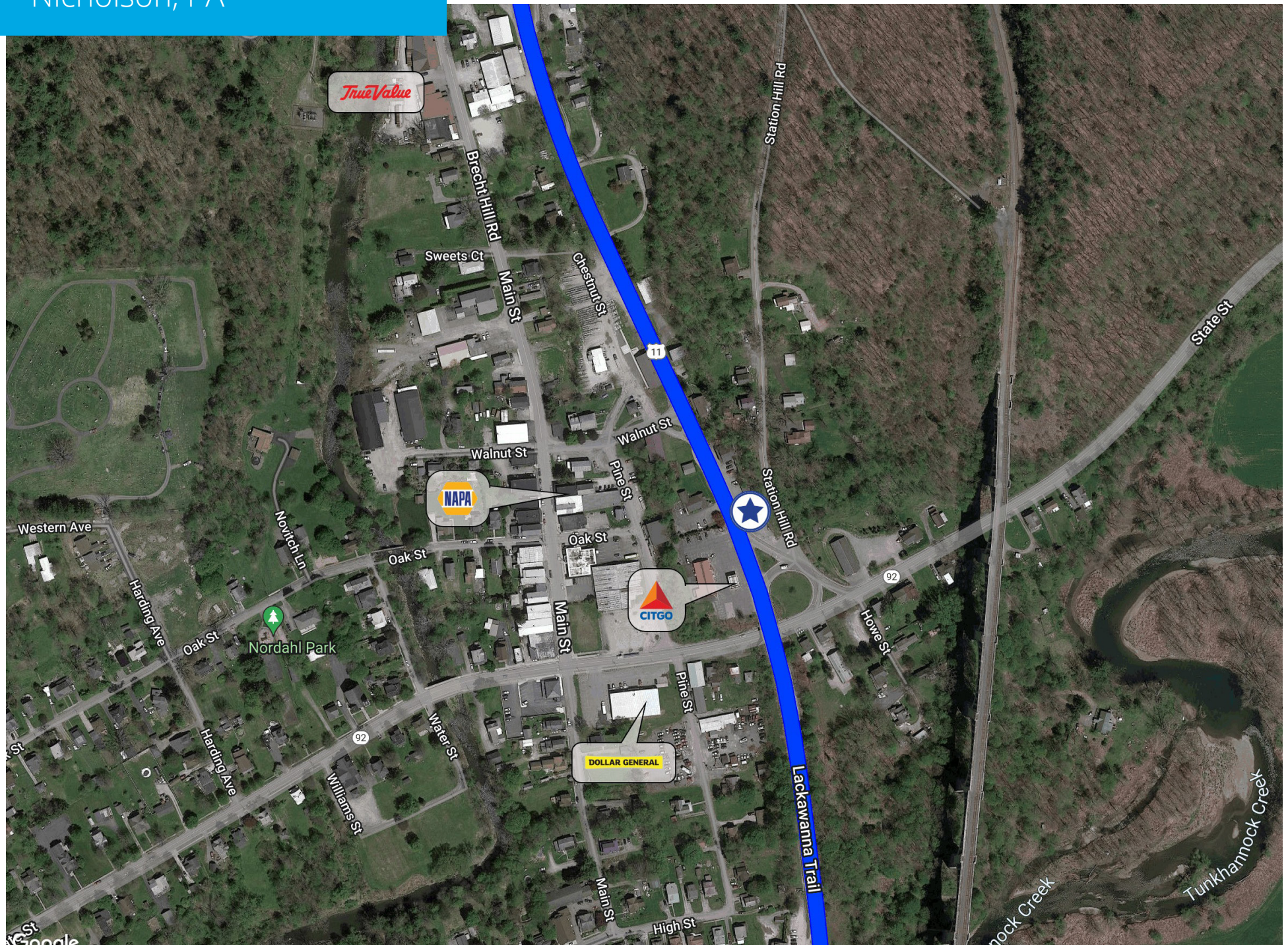
Strategic Location

- Located on Main Thoroughfare
- Across from only Gas Station/C-store in town
- Accessibility to interstate highways

Zoned

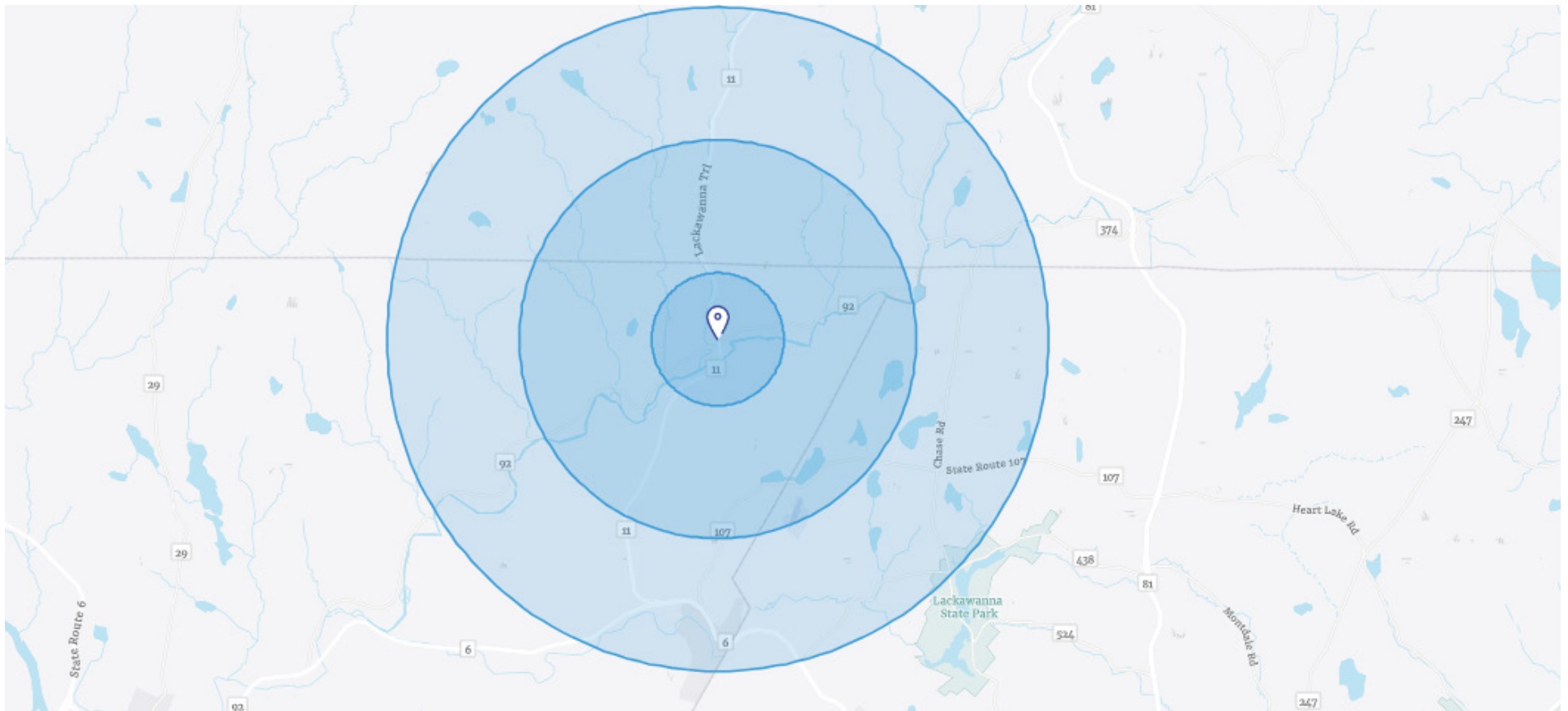
Commercial Business 1

Tanks have been removed





Demographics



1 mile



716
people



510
daytime pop



\$71,715
average HHI

3 mile



2,148
people



1,431
daytime pop



\$80,245
average HHI

5 mile



6,330
people



5,193
daytime pop



\$87,987
average HHI

Confidentiality & Disclaimer Statement

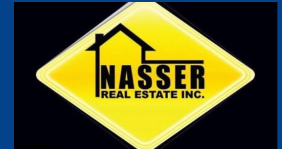
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By acknowledging your receipt of this Offering Memorandum from Colliers, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of Nicholson, PA. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the border are three horizontal stripes in red, yellow, and blue.

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