

219

196 TOPSOIL LANE | SOMERSET, PA 15501

Parcel line shown is approximate.

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## DEVELOPMENT OPPORTUNITY

19.39 ACRES - THREE SEPARATE LOTS: 10.84 | 6.725 | 1.87 ACRES - SOMERSET TOWNSHIP

## PROPERTY OVERVIEW

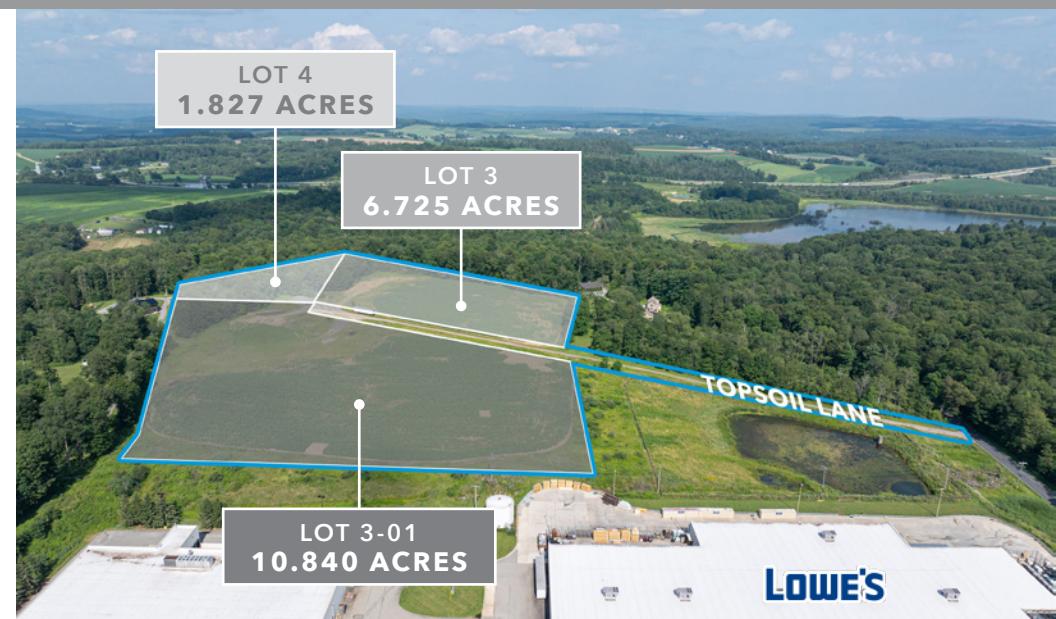
- **3 lots totaling 19.39 acres**  
 Lot 3: 6.725 acres  
 Lot 3-01: 10.84 acres  
 Lot 4: 1.827 acres
- Located directly behind Lowe's Home Improvement, off of N Center Ave (PA-601), the major retail corridor in Somerset Township
- **Traffic count: 17,151 ADT** along PA-601 and US-219, with visibility to the property
- All utilities available on-site
- **Sale Price: \$65,000/acre**

Address	196 Topsoil Lane, Somerset, PA 15501
Municipality	Somerset County
Total Size	19.39 acres
Parcel ID	S42-003-162-000
Zoning	No zoning as of July 31, 2024
Site Access	5± minutes/2.1 miles from US-219 North/South; 8± minutes/2.5 miles from I-76 East/West (PA Turnpike)



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COMMERCIAL DEVELOPMENT OPPORTUNITY | 19.39 TOTAL ACRES



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DEMOGRAPHICS 5 MILE RADIUS (2023) Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

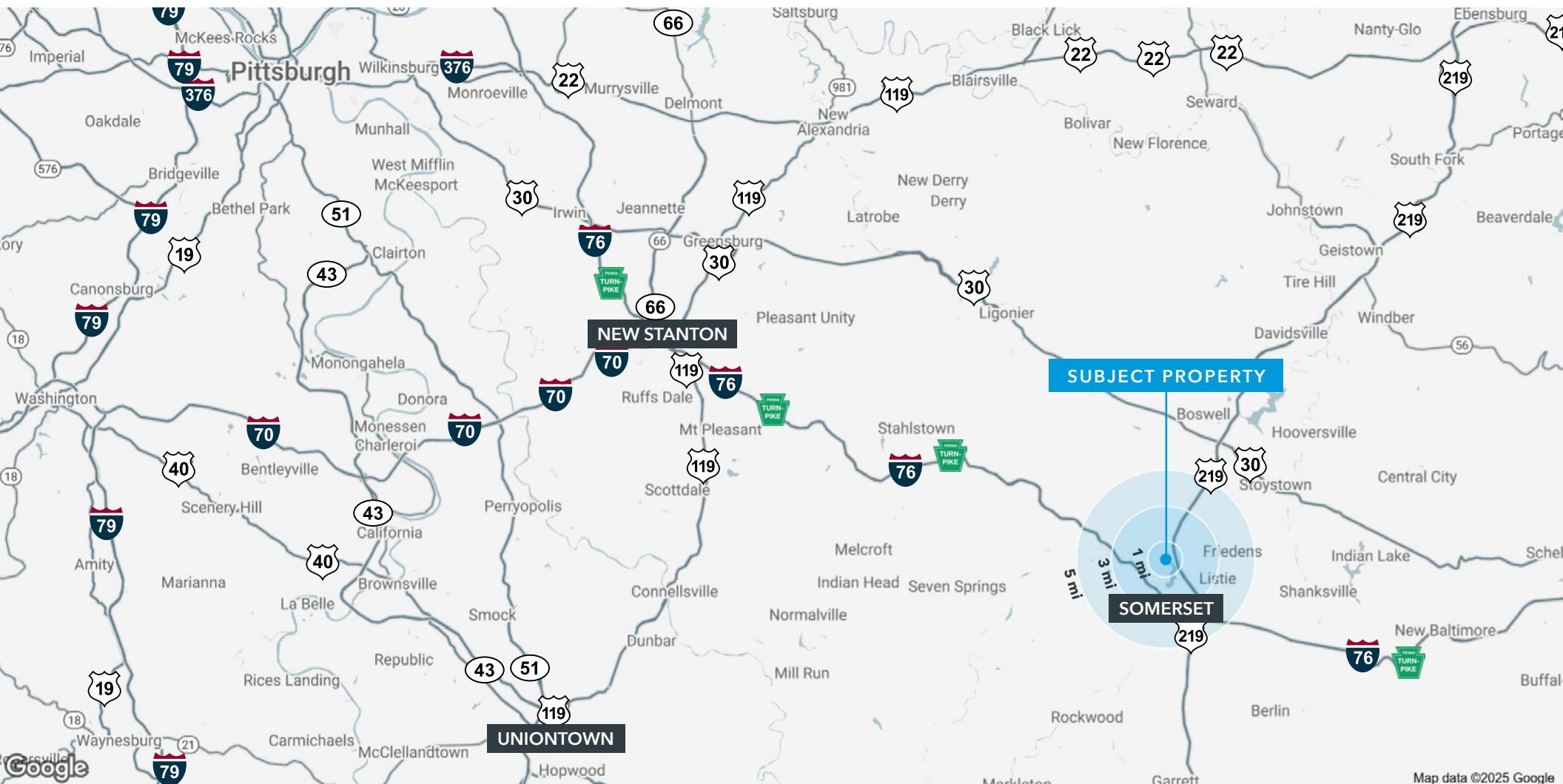
 16,225 POPULATION

 6,855 HOUSEHOLDS

 \$72,040 AVG. HOUSEHOLD INCOME

 1,737 TOTAL DAYTIME EMPLOYEES

 45.5 MEDIAN AGE



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