

SALE

400 Market Street

400 MARKET STREET

Sunbury, PA 17801

PRESENTED BY:

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PA #RS372436

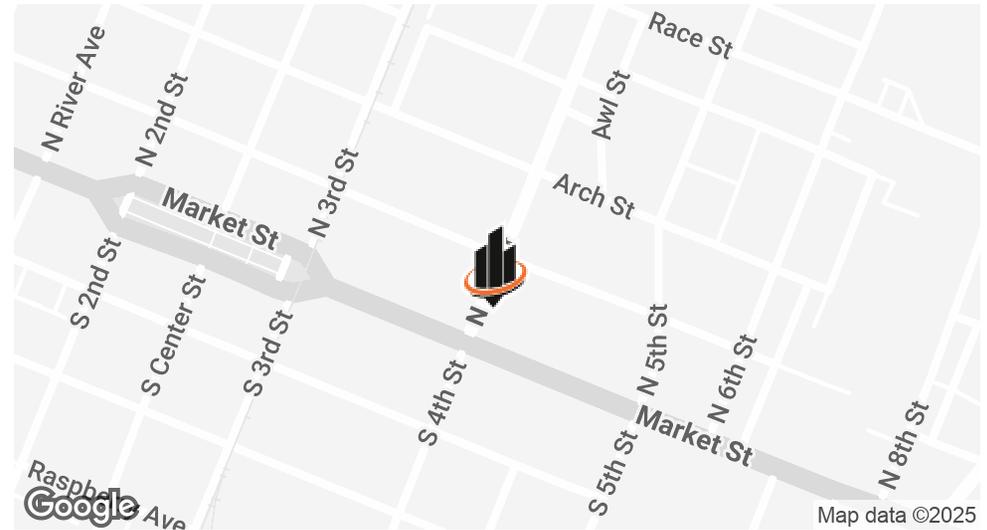
NIKKI FARRELL

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	20,495 SF
LOT SIZE:	0.192 Acres
ZONING:	Central Business
APN:	047-02-002-018

PROPERTY OVERVIEW

Development opportunity located in Downtown Sunbury, PA. +/-20,000 SF former bank available for sale. Located at a signalized intersection with nearby neighbors including Dollar General, Burger King and Sunoco.

PROPERTY HIGHLIGHTS

- +/-20,000 SF commercial building
- Development opportunity
- Located at signalized intersection
- High traffic volume
- Fourth Street Average Traffic Count: 5,865 VPD - both directions
- Market Street Average Traffic Count: 9,386 VPD - both directions

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SVN | LATUS 2

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ADDITIONAL PHOTOS



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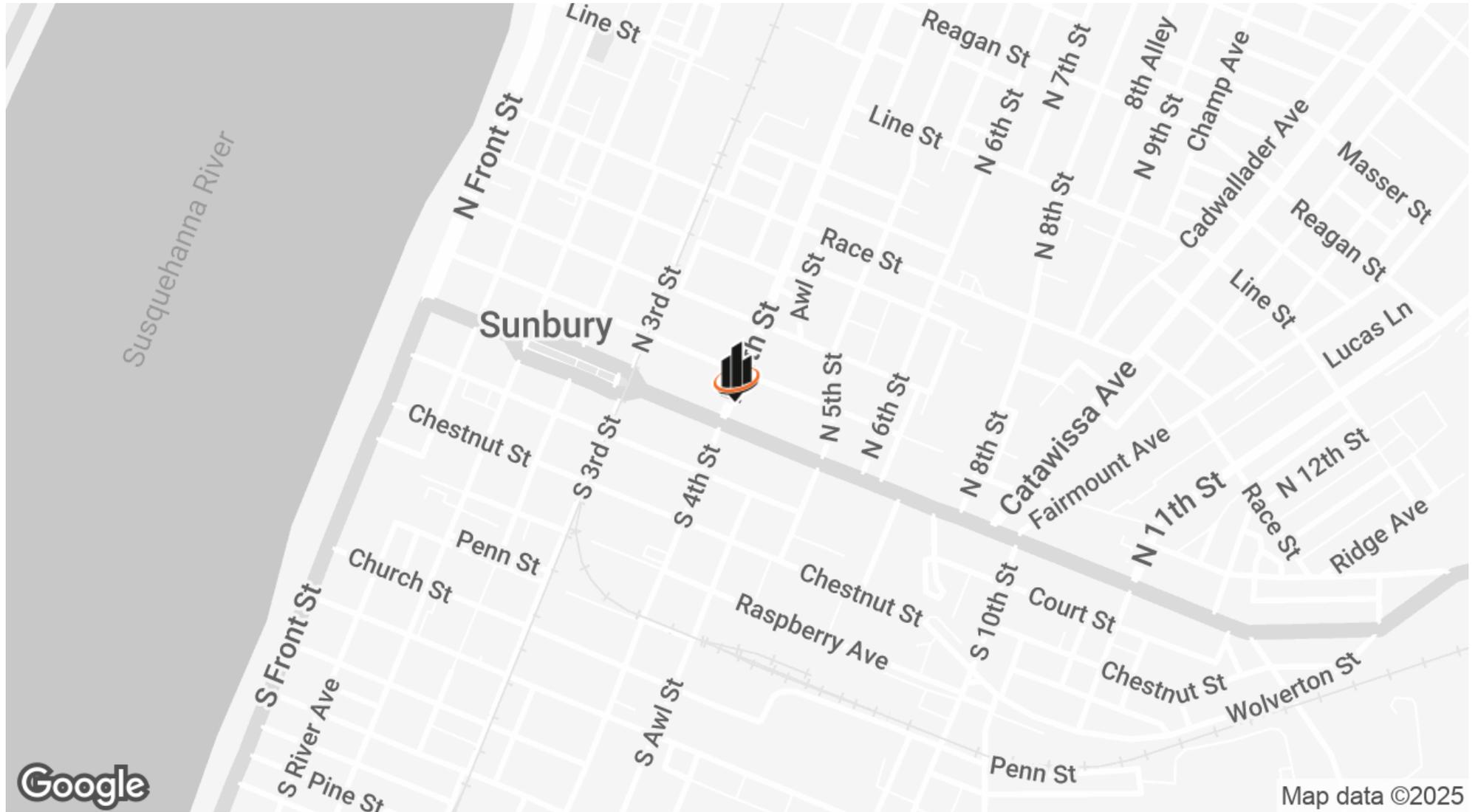
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SVN | LATUS 3

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

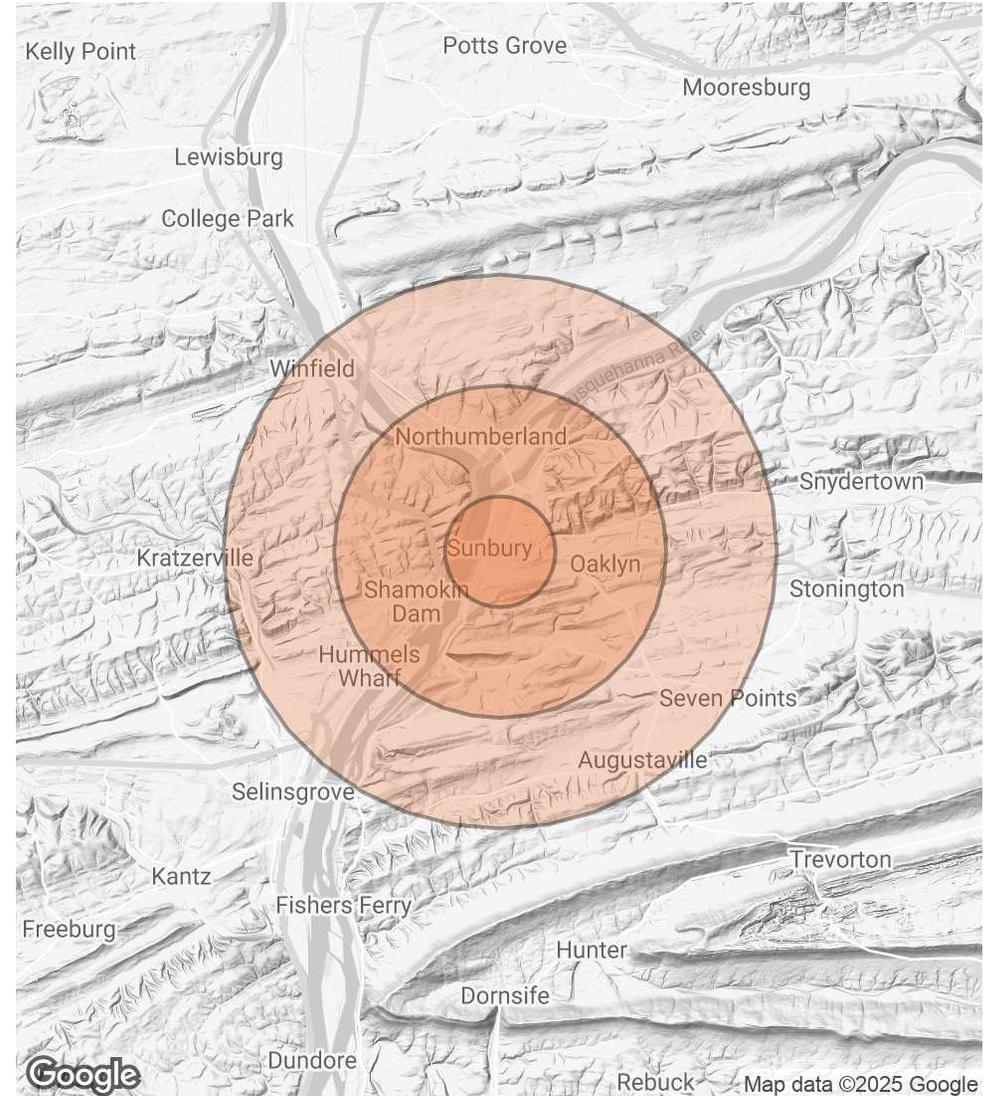
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,484	17,570	25,381
AVERAGE AGE	39.2	42.9	44.5
AVERAGE AGE (MALE)	36.3	40.5	42.6
AVERAGE AGE (FEMALE)	42.9	45.2	46.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,273	8,538	12,078
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$46,976	\$55,936	\$62,448
AVERAGE HOUSE VALUE	\$79,373	\$110,004	\$132,895

2020 American Community Survey (ACS)



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