



457 Susquehanna Blvd. Hazleton, PA 18202

#1070 - HAZLETON, PA | RETAIL PROPERTY

FOR SALE/LEASE



PROPERTY DESCRIPTION

4,800 sqft freestanding building available on busy Susquehanna Blvd.

PROPERTY HIGHLIGHTS

- Less than 1/2 mile from Laurel Mall
- Less than 1.5 miles from I-81
- 21,000 VPD

OFFERING SUMMARY

Available Size:	4,800 SF
Lot Size:	0.47 Acres
Lease Rate:	\$8.00 SF/yr (NNN)
Sale Price:	\$345,000
Tax Rate:	\$1.05 PSF



ROBERT CRUM

561.620.9200 x117
rcrum@kinproperties.com

BETH CALAY

561.620.9200 x121
bcalay@kinproperties.com

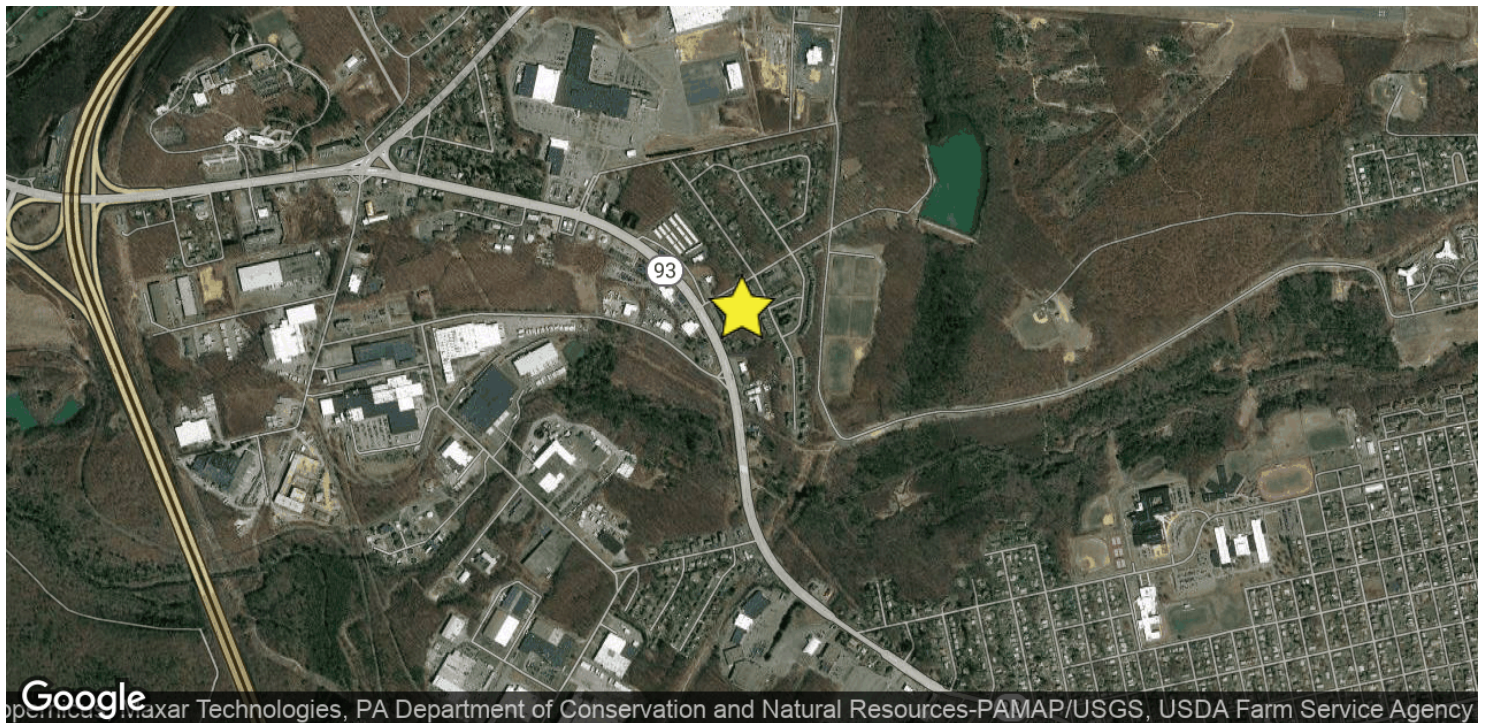
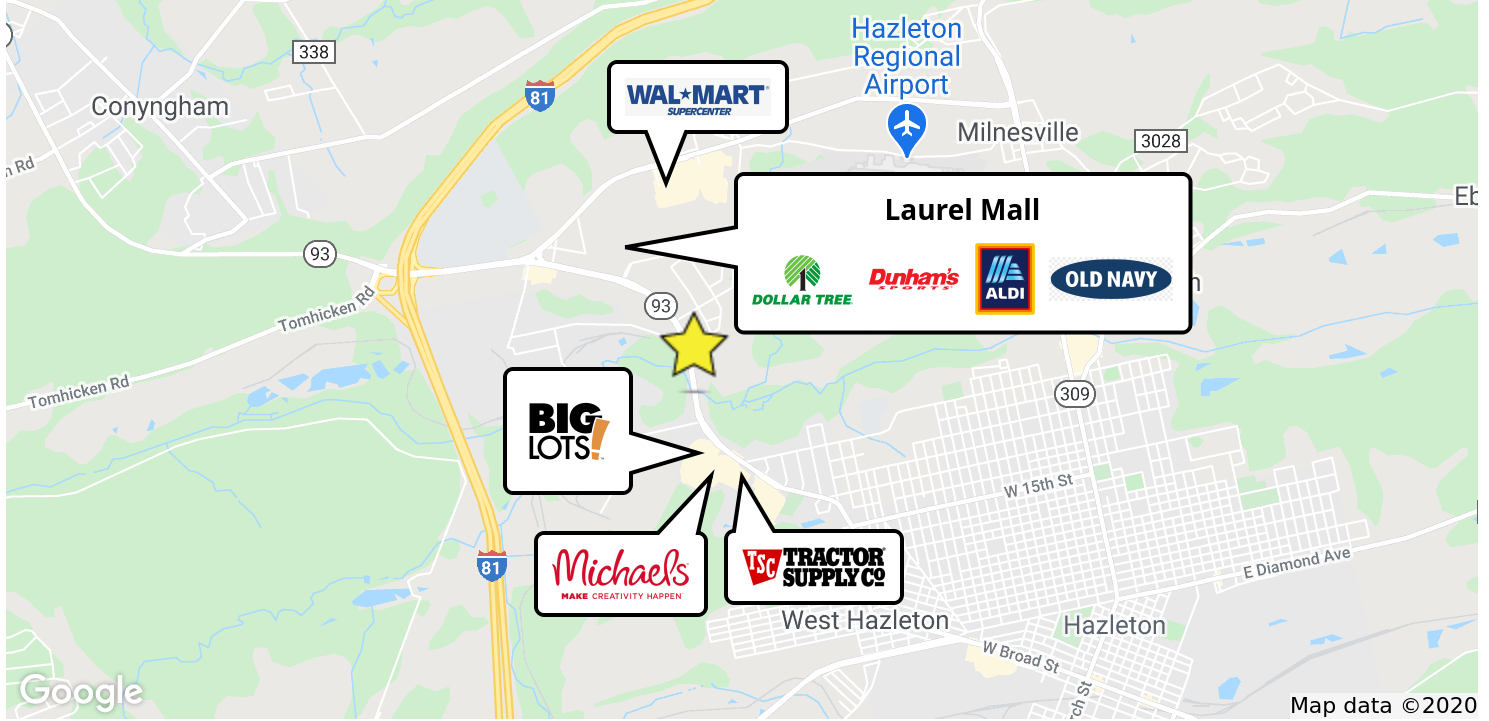
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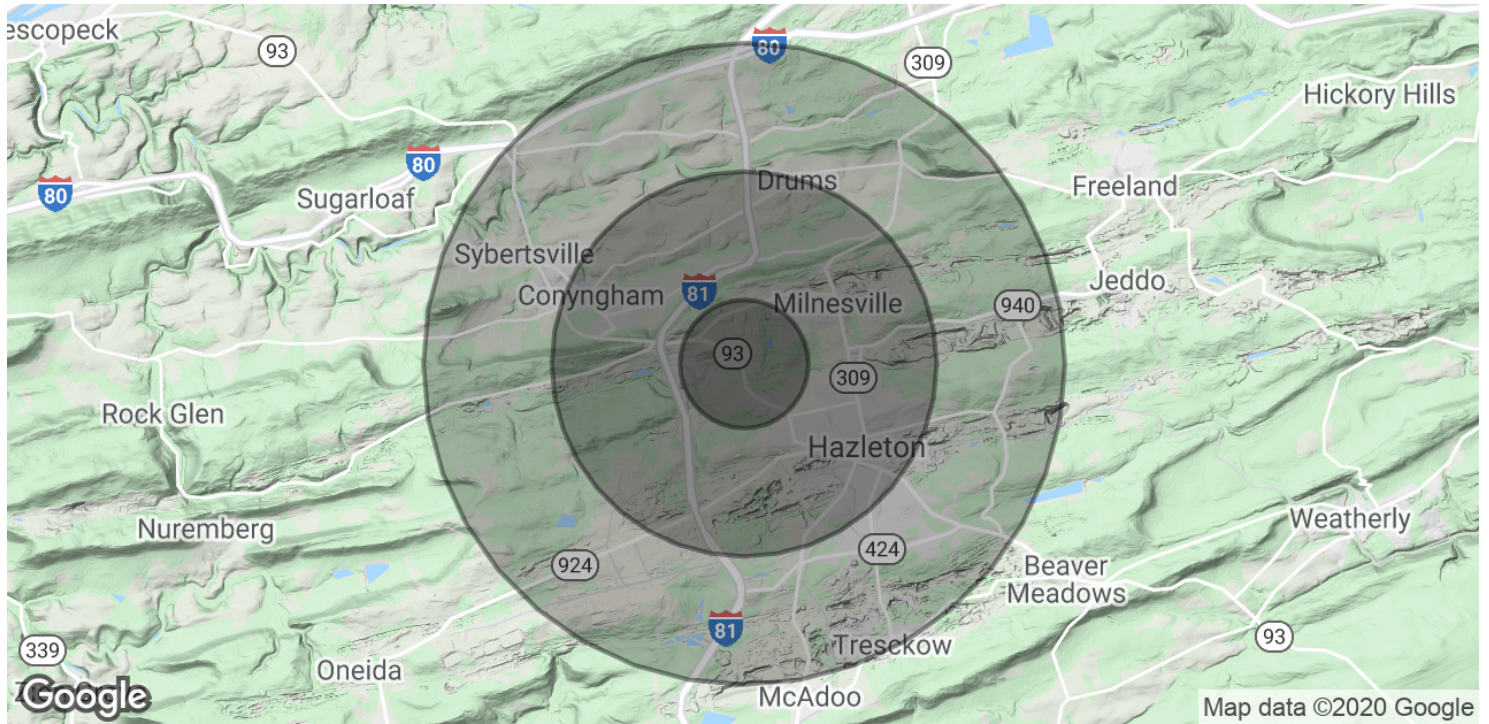
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,652	32,683	56,178
Average age	40.6	40.2	41.3
Average age (Male)	42.3	38.6	39.1
Average age (Female)	39.1	41.8	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,865	13,103	22,696
# of persons per HH	2.5	2.5	2.5
Average HH income	\$39,704	\$44,170	\$49,096
Average house value	\$222,696	\$136,455	\$149,859

* Demographic data derived from 2010 US Census

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