



Wawa

CVS pharmacy

859 N OCTORARA TRAIL
PARKESBURG, PA

AVAILABLE FOR SALE
COMMERCIAL LAND

1,506 SF
0.403 Acres

PROPERTY DETAILS & HIGHLIGHTS

Permissible uses include:

Retail sales, Shops for personal service, Corporate Center, Financial institutions, Restaurant, Fast Food, Medical and laboratory facilities, Funeral parlor, Automotive/Mechanical Repair Shop Automobile Service Station, Car wash, Theater, Laundry, Automobile/Machinery Retail Sales/Service Facility, Shopping center, Convenience Store, Contractor Establishment, Fitness Center, Accessory uses to permitted uses.

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board:

Public recreational facilities other than those above, Wholesale sales, Municipal, County, State or Federal uses, Nursing Home, Mini-Storage/Personal Storage Facility

The following use may be permitted as a conditional use pursuant to §509 when authorized by the Board of Supervisors:

Multi-family Dwelling(s), including but not limited to townhouse, carriage home and duplexes, but excluding apartment buildings, regardless of form of ownership (including but not limited to fee simple ownership, condominium ownership pursuant to the Pennsylvania Uniform Condominium Act of 1980, as amended).

**Permissible uses have to be approved by the Zoning Board*



- \$525,000
- 0.403 Acres
- Zoned GC – General Commercial (West Sadsbury Township)
- 1,506 SF Existing Building
- 13,078 Traffic Volume along Lincoln Highway
- 14,023 traffic Volume along Octorara Trail

AREA MAP

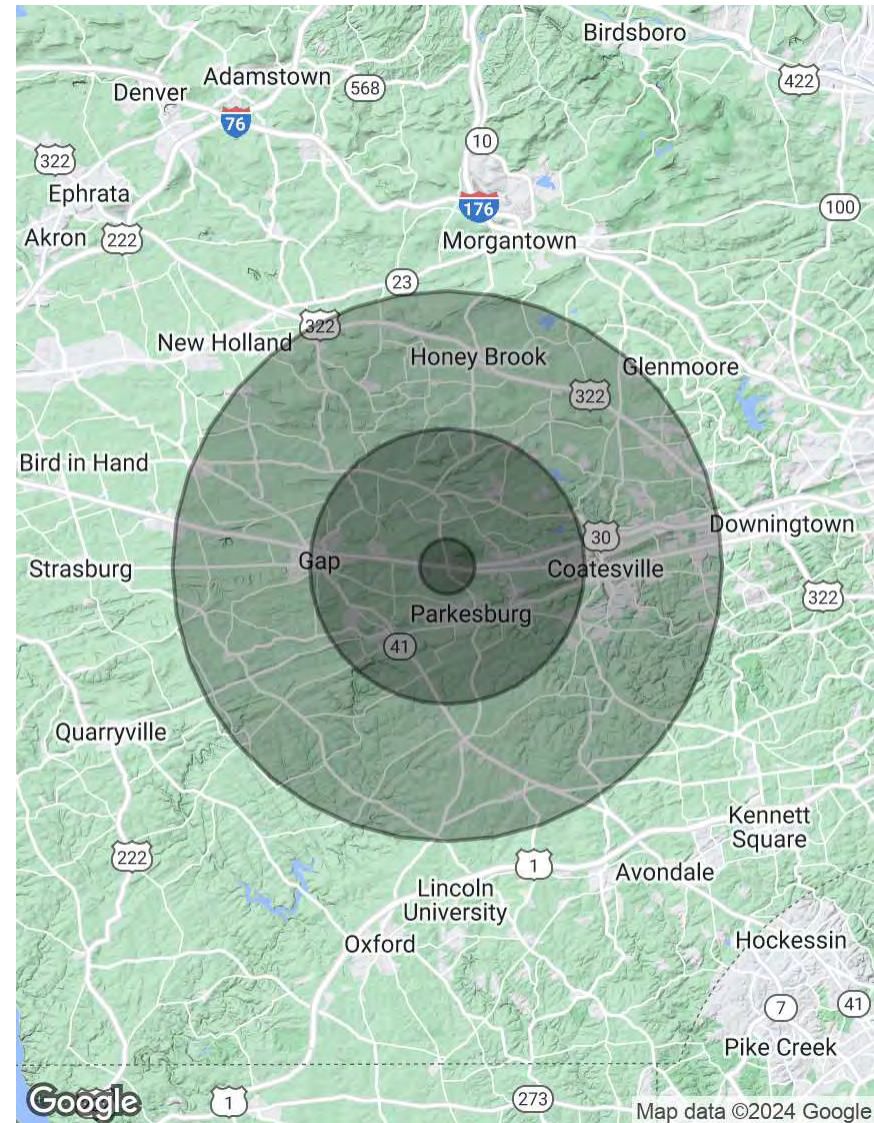


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	640	35,751	111,364
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
Total Households	212	12,703	38,943
# of Persons per HH	3	2.8	2.9
Average HH Income	\$120,533	\$117,173	\$114,705
Average House Value	\$402,866	\$346,964	\$389,557

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Sean Stitz
Vice President
215.448.6016
sstitz@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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