

# 2.0+/- acre Commercial Development

7076 Pennsylvania 46, Smethport, PA 16749



## OFFERING SUMMARY

Sale Price: \$899,900

Lot Size: 2.0 Acres

Zoning: Commercial

## PROPERTY OVERVIEW

The southwest corner of Route 46 and Route 6 in Smethport, Pennsylvania presents a prime 2.0+/- acre commercial development opportunity comprised of four individual parcels being sold as a single offering. Zoned commercial, this site offers exceptional flexibility for a wide range of uses including retail, quick-service restaurant, gas/convenience, or other commercial development. The property has undergone significant site improvements, including the import of over 30 tons of gravel to level and stabilize the land, creating a strong foundation for future construction. With curb cut access from both Route 46 and Route 6, along with signalized intersection access, the site provides excellent ingress and egress, making it highly functional for both developers and end users seeking visibility, accessibility, and ease of development. Additionally, the south east corner of this intersection roughly 1.45+/- acres is also available for sale for an additional amount.



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### LOCATION DESCRIPTION

Strategically positioned at the signalized intersection of Route 46 and Route 6, this property benefits from strong visibility and consistent traffic flow along two of the area's primary roadways. Route 6 is a major east-west corridor that carries regional traffic across northern Pennsylvania, while Route 46 serves as a key local connector through McKean County. This hard corner location offers maximum exposure to passing motorists and sits within close proximity to the Smethport business district, local schools, and community amenities. The surrounding area consists of a mix of residential, commercial, and service-oriented uses, supporting steady daily traffic and consumer activity. This highly visible intersection location makes the property ideal for any user seeking strong branding presence and convenient access within the Smethport market.

### PROPERTY HIGHLIGHTS

- Zoned Commercial
- Prime Location - Traffic Light Access
- High Visibility
- Southeast & Southwest Corners Available
- Ideal for Retail



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ADDITIONAL PHOTOS

2.0+/- acre Commercial Development  
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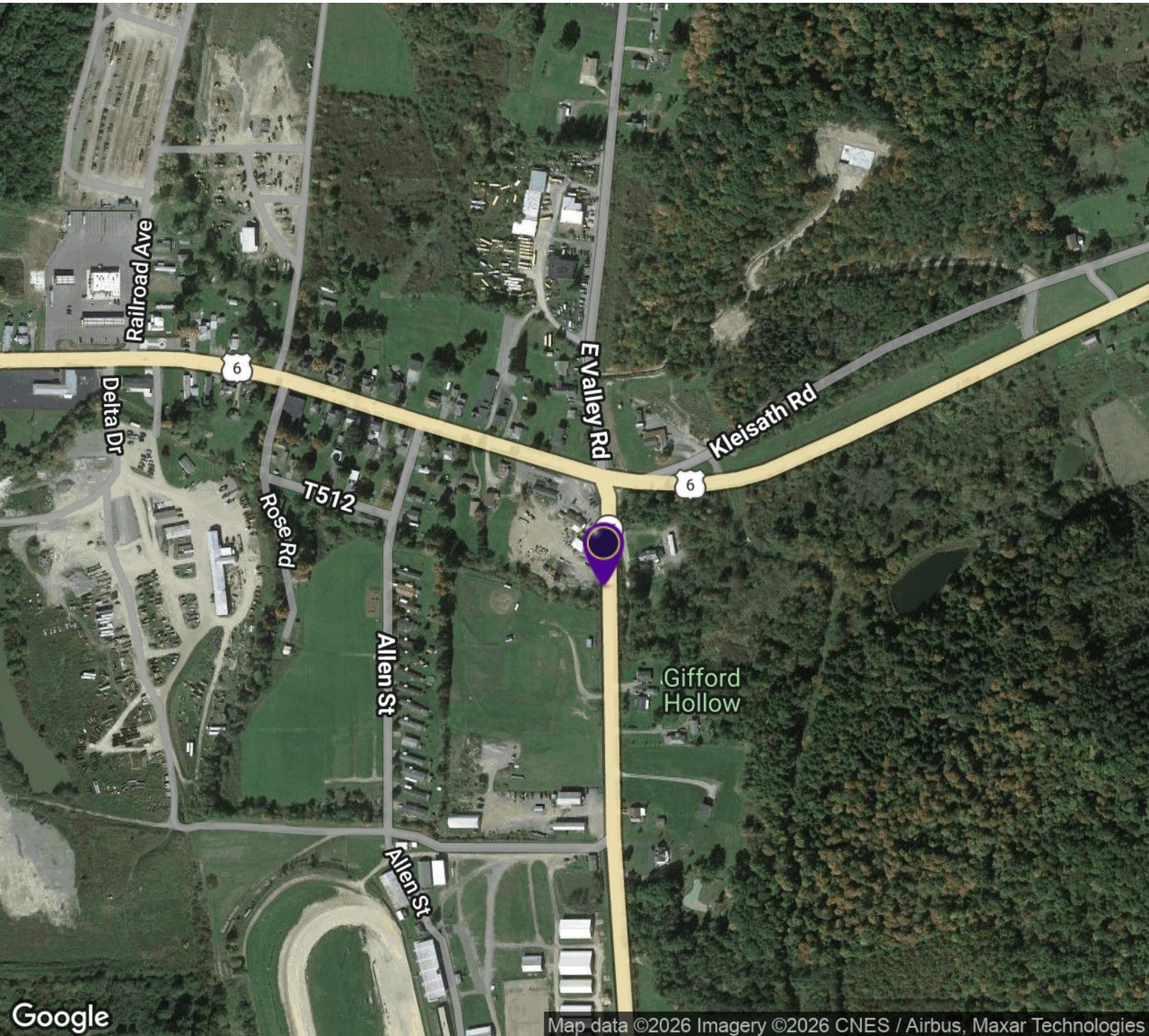
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LOCATION MAP

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Google

Map data ©2026 Imagery ©2026 CNES / Airbus, Maxar Technologies

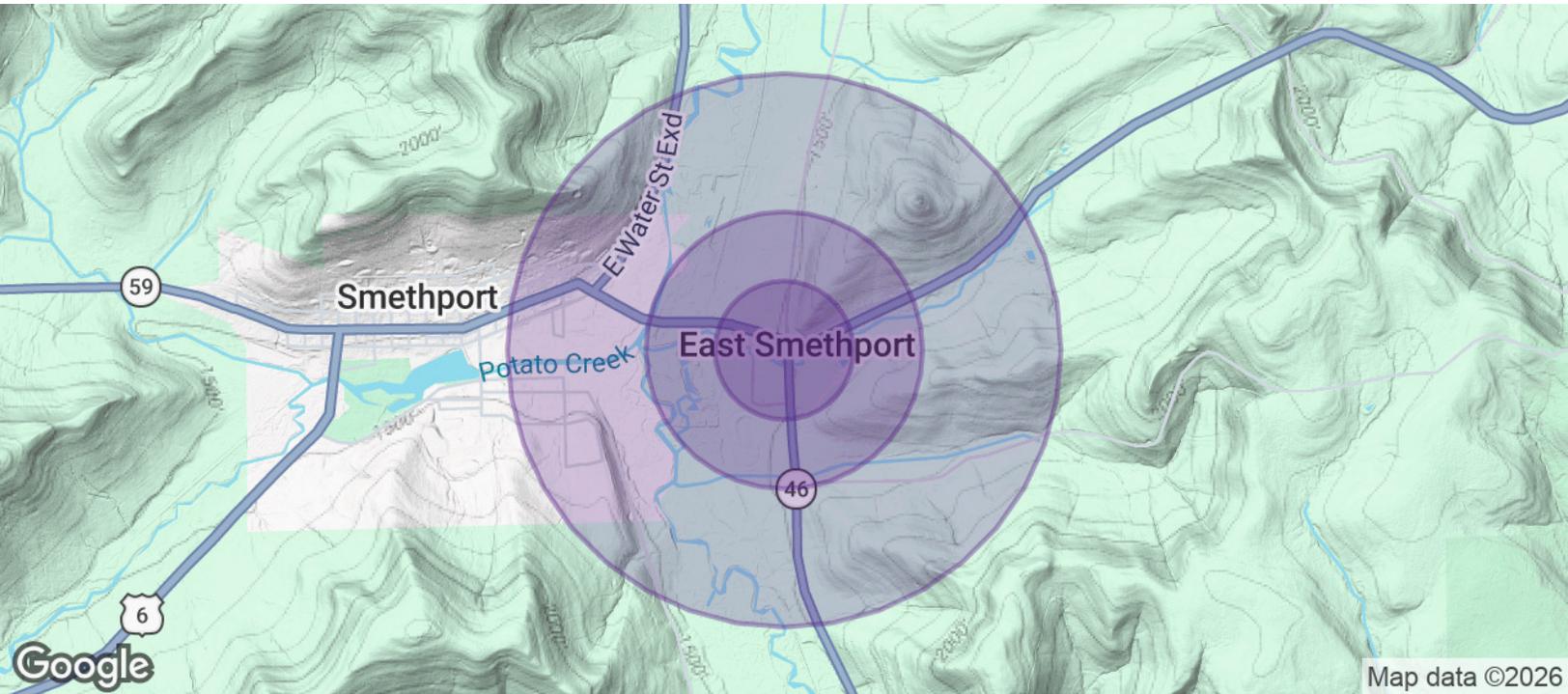


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2	7	50
Average Age	58.0	69.0	54.3
Average Age (Male)	57.3	68.1	52.5
Average Age (Female)	58.1	69.3	56.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	3	19
# of Persons per HH		2.3	2.6
Average HH Income		\$91,007	\$96,798
Average House Value		\$199,473	\$267,368

2023 American Community Survey (ACS)



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