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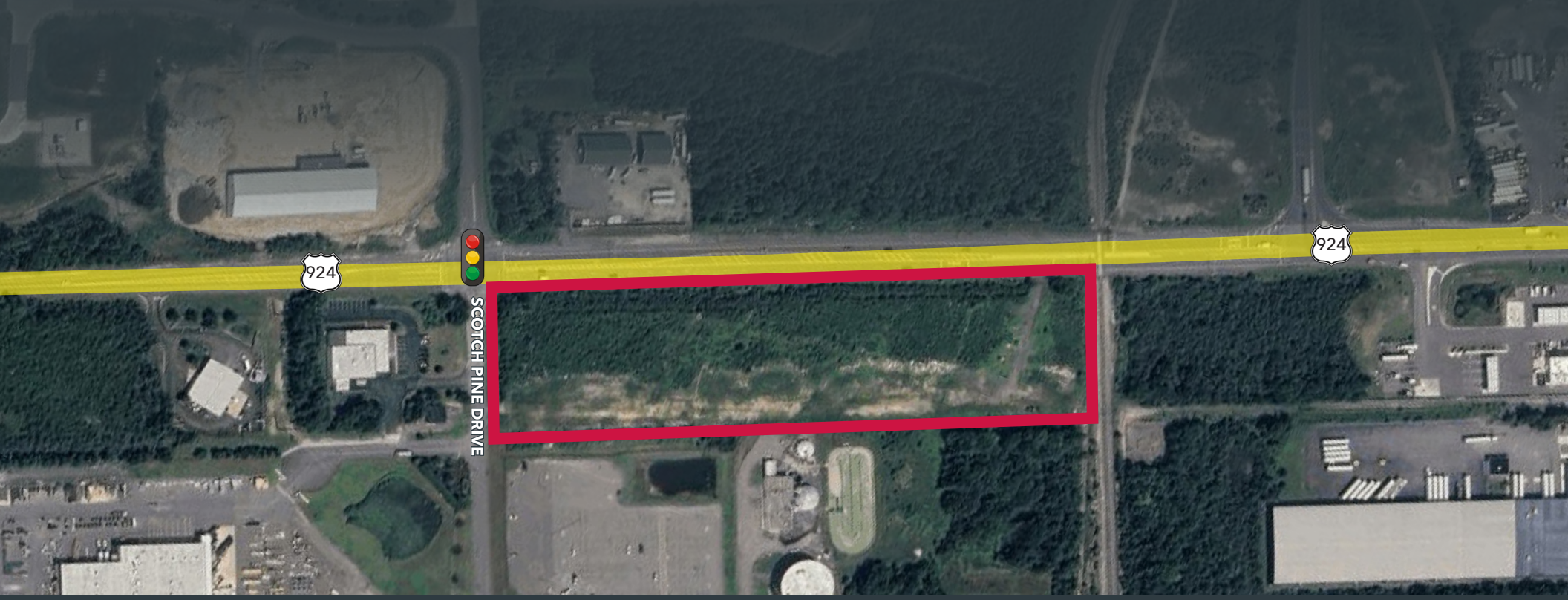
COMMERCIAL REAL ESTATE SERVICES

ROUTE 924 & SCOTCH PINE DRIVE

HUMBOLDT IND. PARK HAZLETON, PA



8.18 ACRES OF LAND AVAILABLE *AT SIGNALIZED INTERSECTION*

WILL SUBDIVIDE, UP-TO 3 PARCELS | 4 MINUTES TO I-81

Lee & Associates of Eastern Pennsylvania LLC
610 Germantown Pike, Suite 160, Plymouth Meeting, PA 19462 USA | (610) 400.0499 | lee-associates.com/easternpa

ROUTE 924 & SCOTCH PINE DRIVE

HUMBOLDT IND. PARK HAZLETON, PA

8.18 ACRES AVAILABLE

WILL SUBDIVIDE, UP-TO 3 PARCELS

PERMITTED USES

RETAIL BUSINESS
- Supplies
- Automotive Supplies
- Building, Lumber or Plumber Supplies
- Commercial Greenhouses, Nurseries & Garden Shops
- Convenience Shops
- Convenience Shops with Gas Sales
- Electronic Equipment and Products
- Equipment Sales & Repair
- Florist Shops
- Food/Grocery
- Greeting Cards,
- Hardware
- Household Goods & Appliances
- Office Equipment & Supplies
- Pet Stores
- Pharmaceutical Products
- Retail Sales
- Sporting Goods
- Variety Goods
- Wholesale Goods

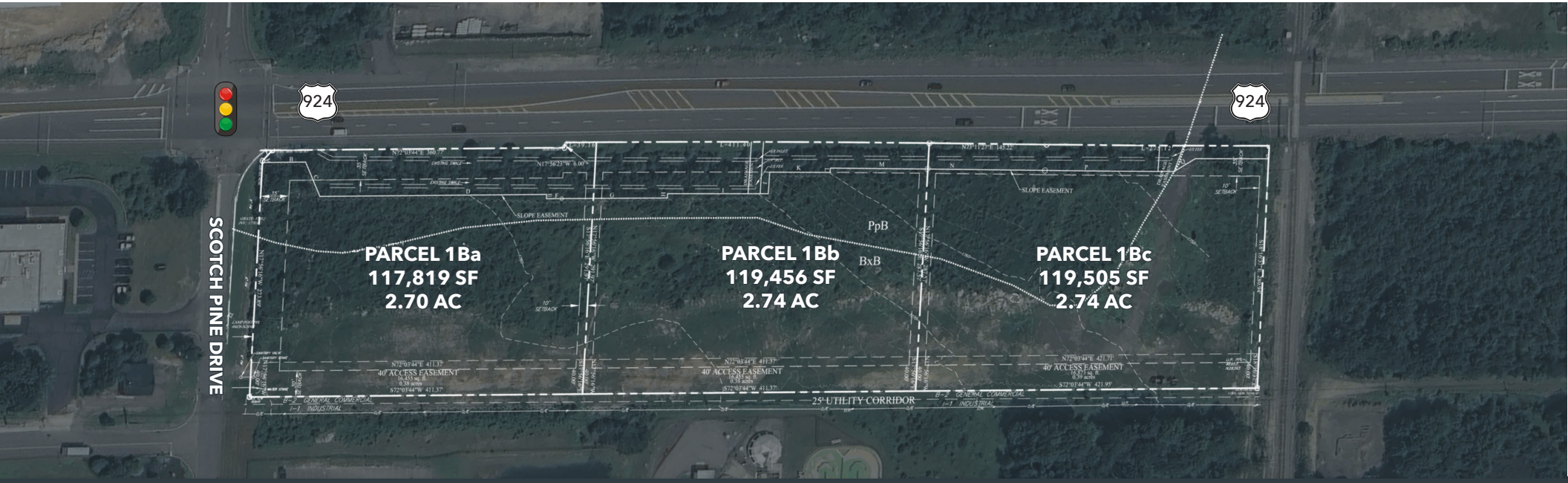
SERVICE-ORIENTED BUSINESS
- Animal Hospital/Veterinarian Clinic
- Banks
- Car Washes
- Child Care Centers
- Day Care Centers
- Gasoline Service Stations
- Health Clubs
- Medical Marijuana Dispensary
- Medial Offices
- Motels & Hotels
- Nursing Homes
- Personal Care Homes
- Personal Services
- Professional Offices
- Repair Garages
- Restaurants
- Self-Storage Facilities

RECREATION & ENTERTAINMENT
- Commercial Recreational Facilities
- Recreational Facilities
- Theaters (Indoor)

RESIDENTIAL
- Apartments, Condominiums
- Accessory Uses to the Above

ACCESSORY USES TO ALL USES PERMITTED BY RIGHT
- Minor Solar Energy System

USES PERMITTED BY SPECIAL EXCEPTION ZONING HEARING BOARD APPROVAL REQUIRED
- Bulk Fuel Storage
- Contractors Yards
- Entertainment Facilities
- Machine Shops
- Turbine
- Medical Clinics
- Multifamily Dwellings
- Outdoor Storage
- Printing, Lithographing or Publishing Plants
- Tire Retreading & Recapping
- Trucking Facilities & Terminals
- Trucking Warehouse
- Accessory Uses to Above



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DEMOGRAPHICS

WORKFORCE	3 Miles	5 Miles	7 Miles
ESTIMATED TOTAL EMPLOYEES (2025)	4,370	18,402	22,731

POPULATION	5 Miles	7 Miles
ESTIMATED POPULATION (2025)	47,117	63,158
HISTORICAL ANNUAL GROWTH (2020 - 2025)	1,649 (0.7%)	1,630 (0.5%)

HOUSEHOLDS	5 Miles	7 Miles
ESTIMATED HOUSEHOLDS (2025)	17,805	24,341
PROJECTED ANNUAL GROWTH (2025 - 2030)	169 (0.2%)	265 (0.2%)

HOUSEHOLD TYPES	5 Miles	7 Miles
HOUSEHOLDS WITH CHILDREN	6,784 (38.1%)	8,574 (35.2%)
AVERAGE HOUSEHOLD SIZE	2.6	2.6

MEDIAN HOUSEHOLD INCOME	5 Miles	7 Miles
ESTIMATED MEDIAN HOUSEHOLD INCOME (2025)	$52,892	$57,136

HOUSEHOLD INCOME DISTRIBUTION (2025)	5 Miles	7 Miles
HH INCOME $200,000 OR MORE	617 (3.5 %)	938 (3.9%)
HH INCOME $150,000 TO $199,999	782 (4.4%)	1,229 (5.0%)
HH INCOME $125,000 TO $149,999	985 (5.5%)	1,428 (5.9%)
HH INCOME $100,000 TO $124,999	1,478 (8.3%)	2,103 (8.6%)
HH INCOME $75,000 TO $99,999	1,918 (10.8%)	2,947 (12.1%)
HH INCOME $50,000 TO $74,999	3,230 (18.1%)	4,415 (18.1%)
HH INCOME $35,000 TO $49,999	2,431 (13.7%)	3,060 (12.6%)
HH INCOME $25,000 TO 34,999	1,780 (10.0%)	2,403 (9.9%)
HH INCOME $15,000 TO 24,999	1,731 (9.7%)	2,255 (9.3%)
HH INCOME $10,000 TO 14,999	1,185 (6.7%)	1,505 (6.2%)
HH INCOME UNDER $10,000	1,670 (9.4%)	2,057 (8.4%)

TOTAL AGE DISTRIBUTION (2025)	5 Miles	7 Miles
AGE UP TO 19 YEARS	12,205 (25.9%)	15,834 (25.1%)
AGE 20 TO 29	6,796 (14.4%)	8,528 (13.5%)
AGE 30 TO 39	6,639 (14.1%)	8,611 (13.6%)
AGE 40 TO 49	5,678 (12.0%)	7,475 (11.8%)
AGE 50 TO 59	5,794 (12.3%)	7,962 (12.6%)
AGE 60 TO 69	4,858 (10.3%)	7,099 (11.3%)
AGE 70 TO 79	3,534 (7.5%)	5,166 (8.2%)
AGE 80 AND OLDER	1,613 (3.4%)	2,482 (4.0%)

*Results reflect consolidated age demographics.

EDUCATION ATTAINMENT (2025)	5 Miles	7 Miles
ELEMENTARY (GRADE LEVEL 0 TO 8)	3,081 (9.8%)	3,662 (8.5%)
SOME HIGH SCHOOL (GRADE 9 TO 11)	2,746 (8.7%)	3,367 (7.8%)
HIGH SCHOOL GRADUATE	12,305 (39.0%)	17,049 (39.6%)
SOME COLLEGE	4,585 (14.5%)	6,667 (15.5%)
ASSOCIATE DEGREE ONLY	3,223 (10.2%)	4,640 (10.8%)
BACHELOR DEGREE ONLY	3,241 (10.3%)	4,441 (10.3%)
GRADUATE DEGREE	2,349 (7.4%)	3,257 (7.6%)

TRAVEL TIME(2025)	5 Miles	7 Miles
WORKER BASE AGE 16 YEARS OR OVER	20,986	28,081
TRAVEL TO WORK IN 14 MINUTES OR LESS	6,997 (33.3%)	8,710 (31.0%)
TRAVEL TO WORK IN 15 TO 29 MINUTES	8,458 (40.3%)	11,381 (40.5%)
TRAVEL TO WORK IN 30 TO 59 MINUTES	3,748 (17.9%)	5,210 (18.6%)
TRAVEL TO WORK IN 60 MINUTES OR MORE	901 (4.3%)	1,328 (4.7%)
WORK AT HOME	880 (4.2%)	1,452 (5.2%)
AVERAGE MINUTES TRAVEL TO WORK	18.2	18.9

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