



COMMERCIAL LAND FOR SALE

\$595,000

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1.29 ACRES OF LAND FOR SALE

495 SUEBERG RD | PINE GROVE, PA 17963

NAI Keystone Commercial
& Industrial, LLC
Commercial Real Estate Services, Worldwide.

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM



THE PROPERTY LOCATION OFFERS AN EXCEPTIONAL COMMERCIAL REAL ESTATE OPPORTUNITY: SITUATED JUST OFF INTERSTATE 81, THIS PROPERTY PROVIDES IMMEDIATE ACCESS TO A MAJOR TRANSPORTATION ARTERY, ENHANCING CONNECTIVITY TO REGIONAL MARKETS.

THE AREA IS CHARACTERIZED BY A BLEND OF RESIDENTIAL AND COMMERCIAL DEVELOPMENTS, REFLECTING A STABLE LOCAL CLIENTELE, WHILE ALSO HAVING CAPACITY FOR CONTINUED COMMERCIAL DEVELOPMENT IN THE IMMEDIATE VICINITY.

THE PROPERTY'S STRATEGIC LOCATION NEAR THE VITAL I-81 HIGHWAY POSITIONS IT ADVANTAGEOUSLY FOR VARIOUS COMMERCIAL ENDEAVORS, BENEFITING FROM BOTH LOCAL AND TRANSIENT TRAFFIC.

PROPERTY FEATURES:

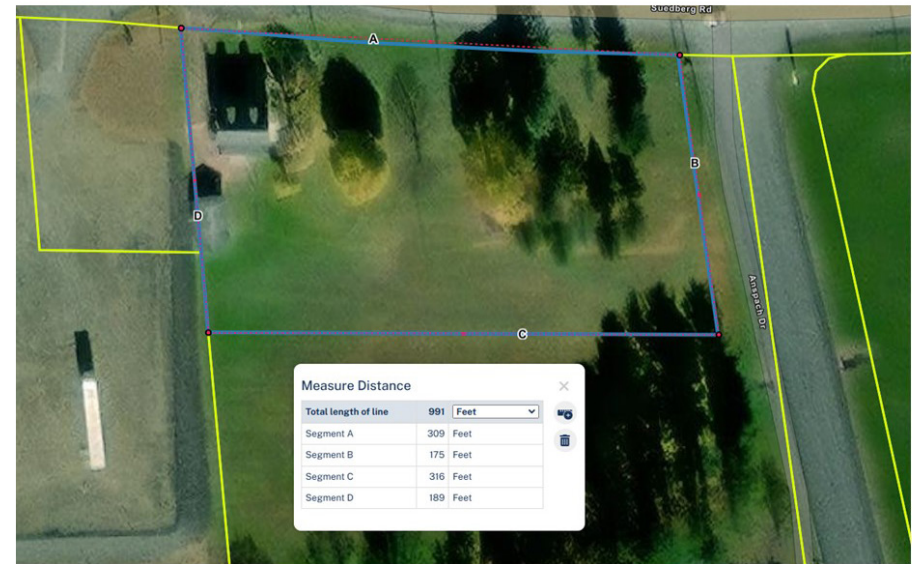
- **MUNICIPALITY - PINE GROVE TOWNSHIP**
- **ZONING IS C-2 GENERAL COMMERCIAL**
- **TRAFFIC COUNT ON I-81 IS 22,000 VPD**
- **COMMERCIAL DEVELOPMENT SITE OPPORTUNITY**
- **ADJACENT TO I-81 EXIT**
- **OVER 300' OF PRIME ROAD FRONTAGE**

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LOT DIMENSIONS



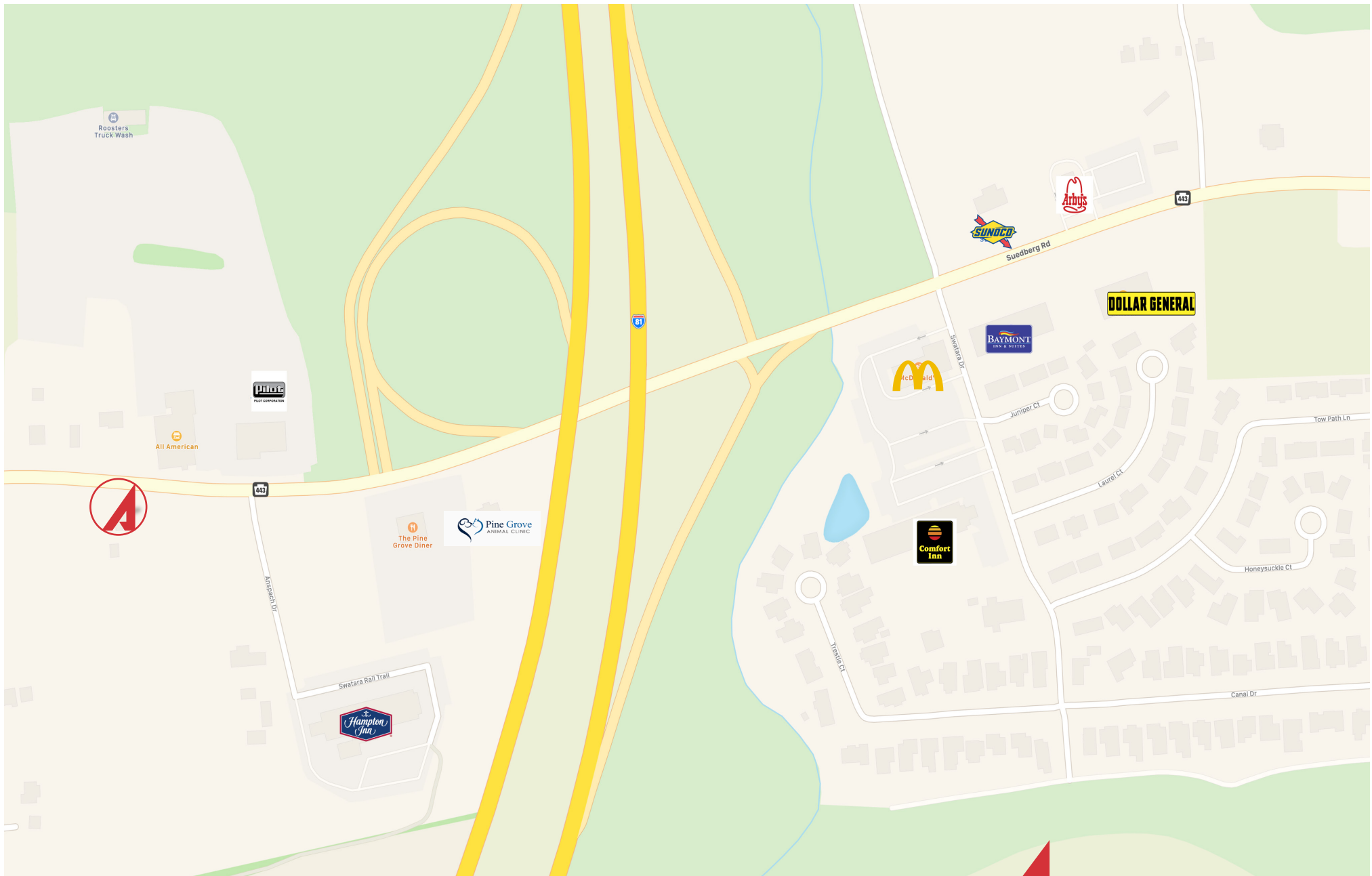
AERIAL VIEW

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AREA RETAILERS

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