



COMMERCIAL LAND FOR SALE

\$595,000

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1.29 ACRES OF LAND FOR SALE

495 SUEDBERG 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.

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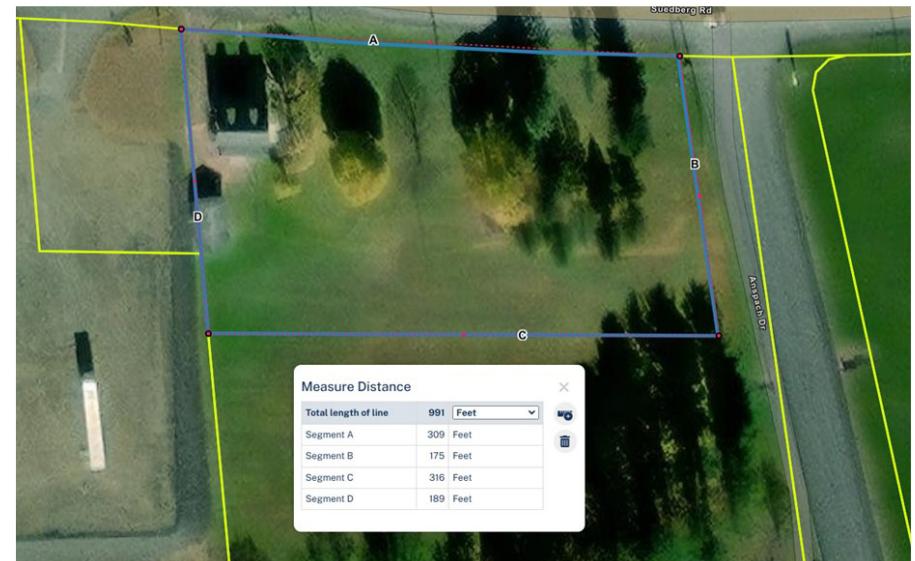
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PROPERTY FEATURES:

- 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

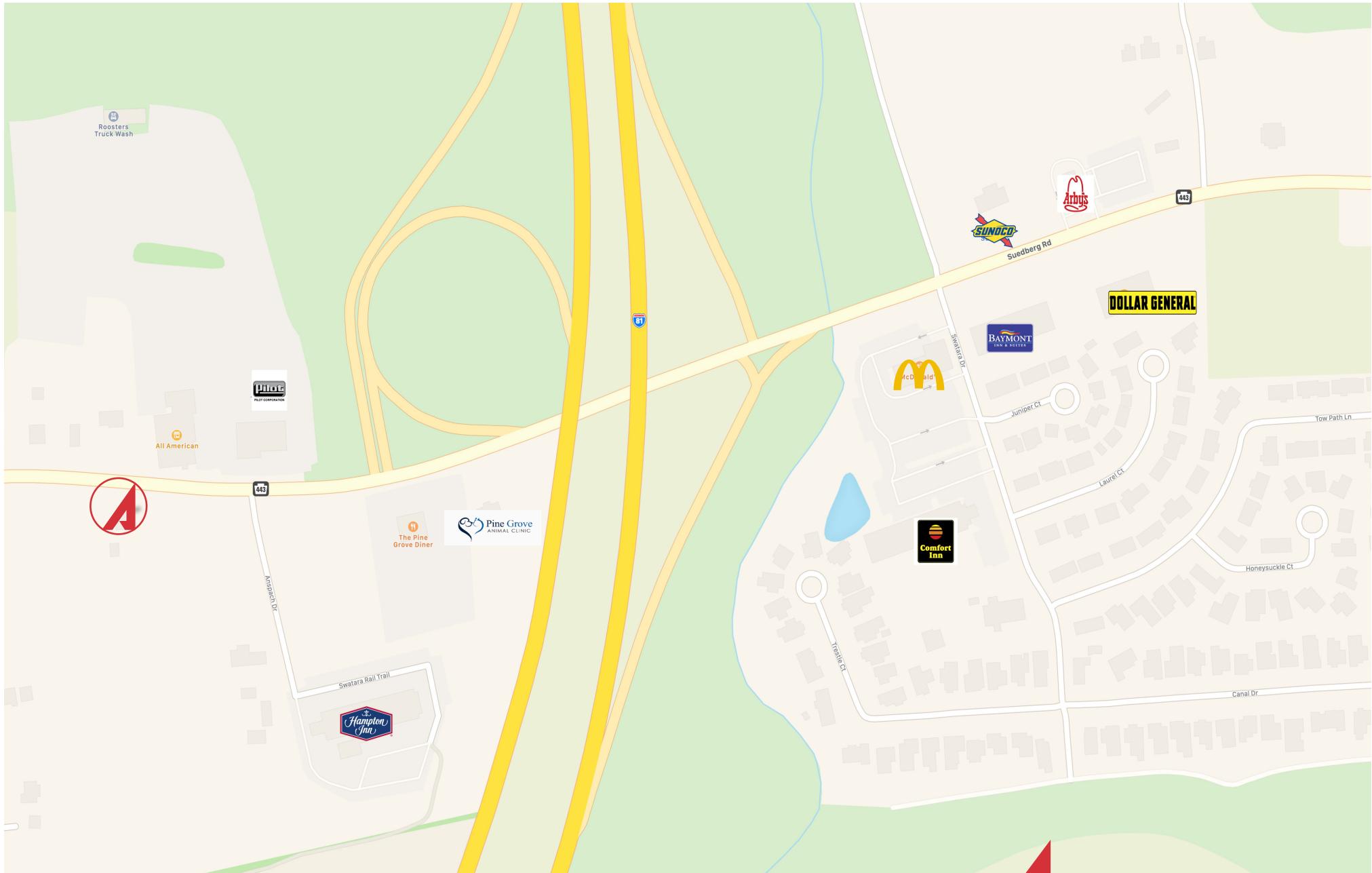
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AREA RETAILERS

495 SUEDBERG RD
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