

# 2003 ROUTE 209

Brodheads ville, PA 18322

 FOR SALE

 COMMERCIAL + DEVELOPMENT

 9,150± SF ON 11.73 ACRES



## PROPERTY DESCRIPTION

Active used car dealership and service center featuring a 9,150± SF building on 11.73 acres in Brodheads ville, PA. Located on high-traffic Route 209 with 16,737 vehicles per day, this property offers surplus land for potential future development. Ideal for automotive sales, service, and expansion or redevelopment opportunities in a prime commercial area.

SALE PRICE:

**PRICE UPON REQUEST**

## FOR MORE INFORMATION


**Chris Matus, CCIM, SIOR, PMP**

 570.760.6411 x403

 [chris.matus@naimertz.com](mailto:chris.matus@naimertz.com)

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# NAI Mertz

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## PROPERTY HIGHLIGHTS

- 9,150 SF building
- Constructed in 2004
- 11.73 acres
- Surplus land accommodates future development
- Traffic count: 16,737 vehicles per day
- 8 service bays
- Drive in doors (7) 10' x 10', (1) 14' x 10'
- 80' x 30' showroom
- 45' x 30' detail shop
- 80' x 30' service shop
- 30' x 45' sheltered outdoor display area
- 1st and 2nd floor offices
- (4) Rest Rooms
- LED lighting – lot and interior
- Radiant floor hydronic heating
- Boiler – Energy Kinetics System 2000 EK-2F high efficiency oil fired
- 119-gallon indirect hot water heater
- 3phase electric service
- Private well
- On-site septic system
- Zoning: GC General Commercial District
- Above ground Rotary lifts (1) 12,000 lb., (4) 10,000 lb.
- Hunter alignment system
- Hunter tire changer
- Hunter wheel balancer
- Ingersol Rand model 2545 air compressor with plumbed shop distribution system

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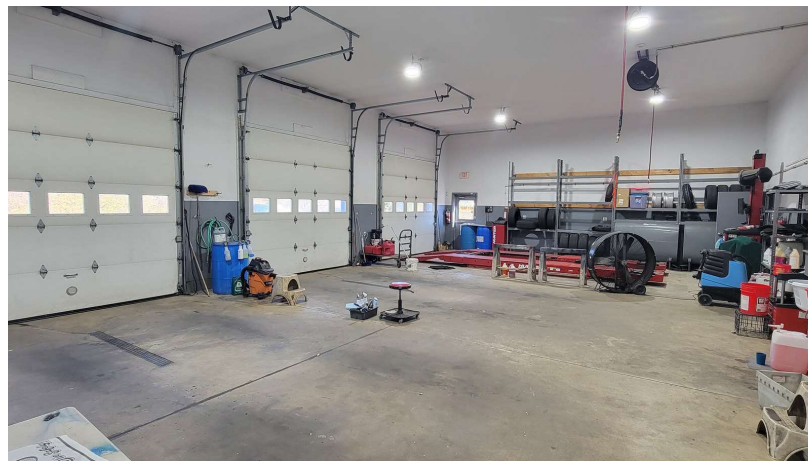
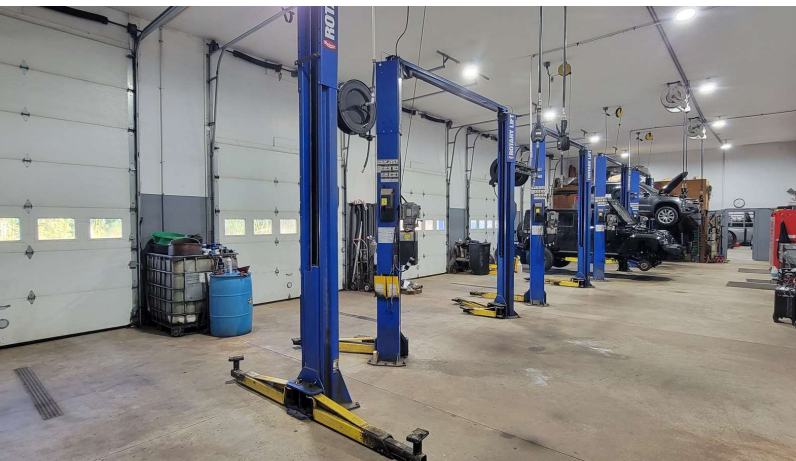
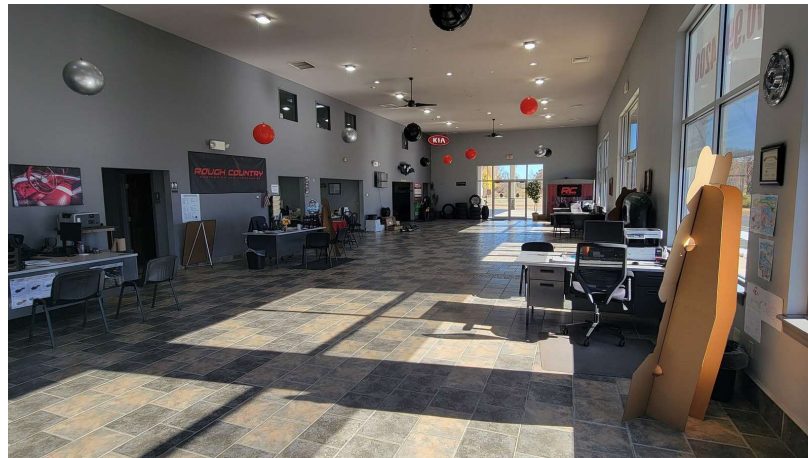
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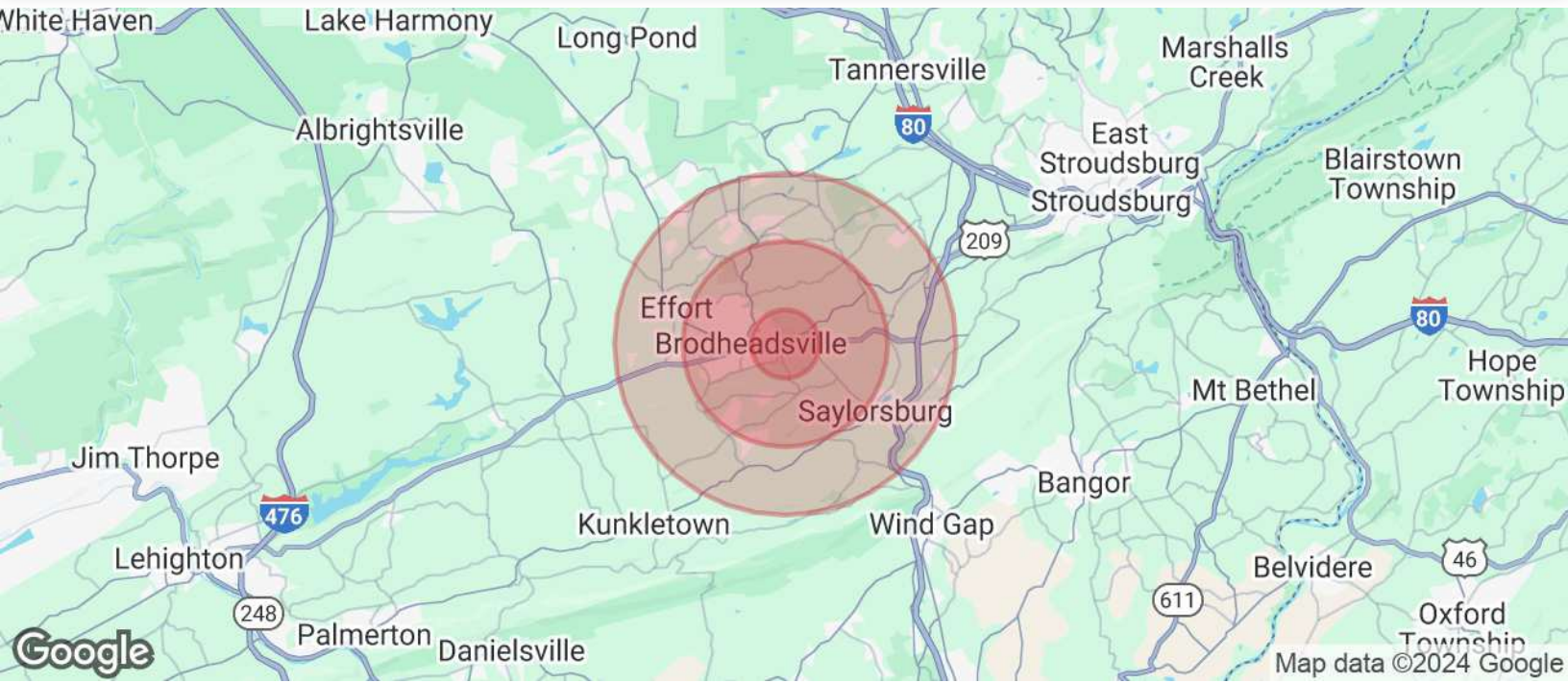
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	842	9,697	24,018
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	323	3,664	9,029
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$115,531	\$109,997	\$104,197
Average House Value	\$305,240	\$298,285	\$292,842

## TRAFFIC COUNTS

Route 209	16,737/day
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Demographics data derived from AlphaMap

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