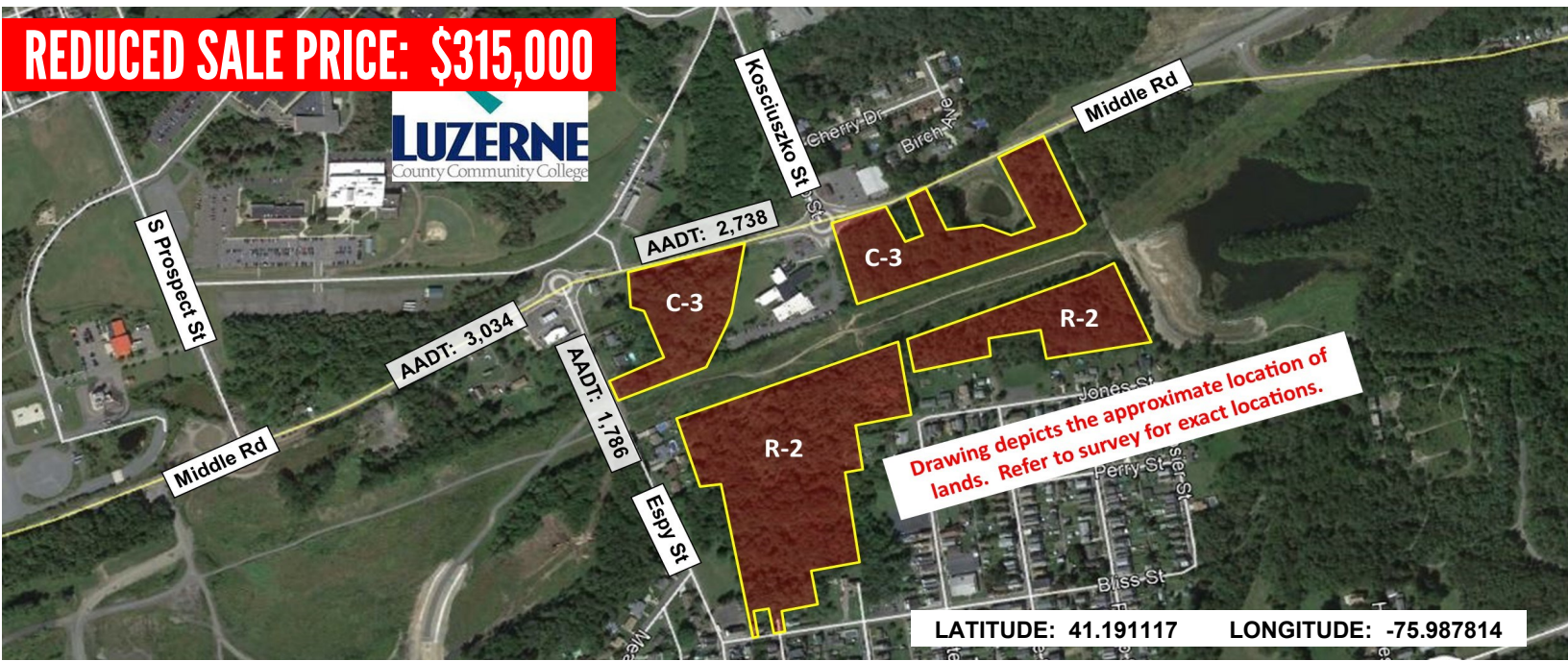


REDUCED SALE PRICE: \$315,000



LATITUDE: 41.191117 LONGITUDE: -75.987814

MIDDLE ROAD & ESPY STREET, NANTICOKE, PA 18634

33.04+/- acres of wooded undeveloped land for sale. These 4 non-contiguous pieces of land are on one tax parcel. A portion is located on the northern and southern side of the Birchwood Healthcare and Rehabilitation Center and is zoned Heavy Commercial (C-3) and the other 2 pieces of land are zoned Two Family Residential (R-2) and are located off of Espy Street adjacent to an R-2 zoned residential neighborhood.

PROPERTY DETAILS:

- 33.04+/- Acres
- PIN: p/o K7S2VARVAR-42
- Zoned C-3 (Heavy Commercial) & R-2 (Two Family Residential)
- Public Utilities in Area
- 2024 Taxes - \$154.00
- AADT on Middle Rd (N) - 2,954 (PennDot TIRe 2021)
- AADT on Middle Rd (S) - 2,685 (PennDot TIRe 2021)
- AADT on Espy St - 1,928 (PennDOT 2021)



2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,556	19,225	43,609
HOUSEHOLDS	2,862	8,291	18,549
MEDIAN HH INCOME	\$58,138	\$57,251	\$58,447

Source: Esri

For Information Contact:

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 jnamutka@mericle.com

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Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.