

DEVELOPMENT OPPORTUNITY NEW HANOVER

Route 73 & Route 663 | Gilbertsville, PA



DEMOGRAPHICS

Estimated Population:
1 MILE - 19,062 **3 MILES** - 55,237 **5 MILES** - 119,544

2028 Population Projections:
1 MILE - 20,987 **3 MILES** - 58,807 **5 MILES** - 125,393

Average Household Income:
1 MILE - \$109,434 **3 MILES** - \$100,577 **5 MILES** - \$90,572

Average Daily Traffic Counts:
Route 73 - 11,674 **Route 663** - 9,367

PROPERTY OVERVIEW

New Hanover is 35.9 acres of prime commercial land along Pennsylvania State Highway Route 73 and Route 663. It is located in New Hanover Township, Gilbertsville, PA in Montgomery County. Permitted uses include shopping centers, retail stores, restaurants, hotels/motels, offices, medical offices, etc. There is a projected 41% increase in area population in the next few years. Sale, Ground Lease, or Build-to-Suit.



Advance with confidence.

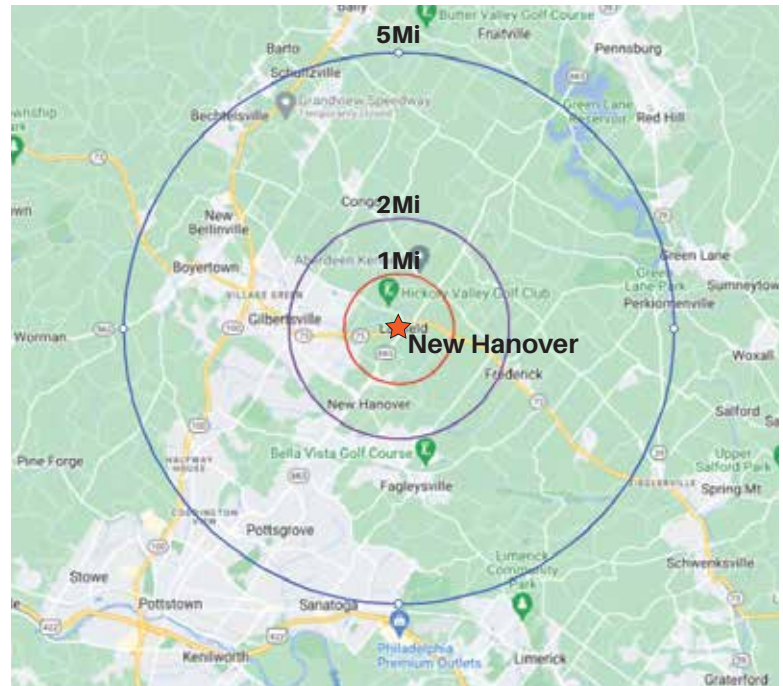
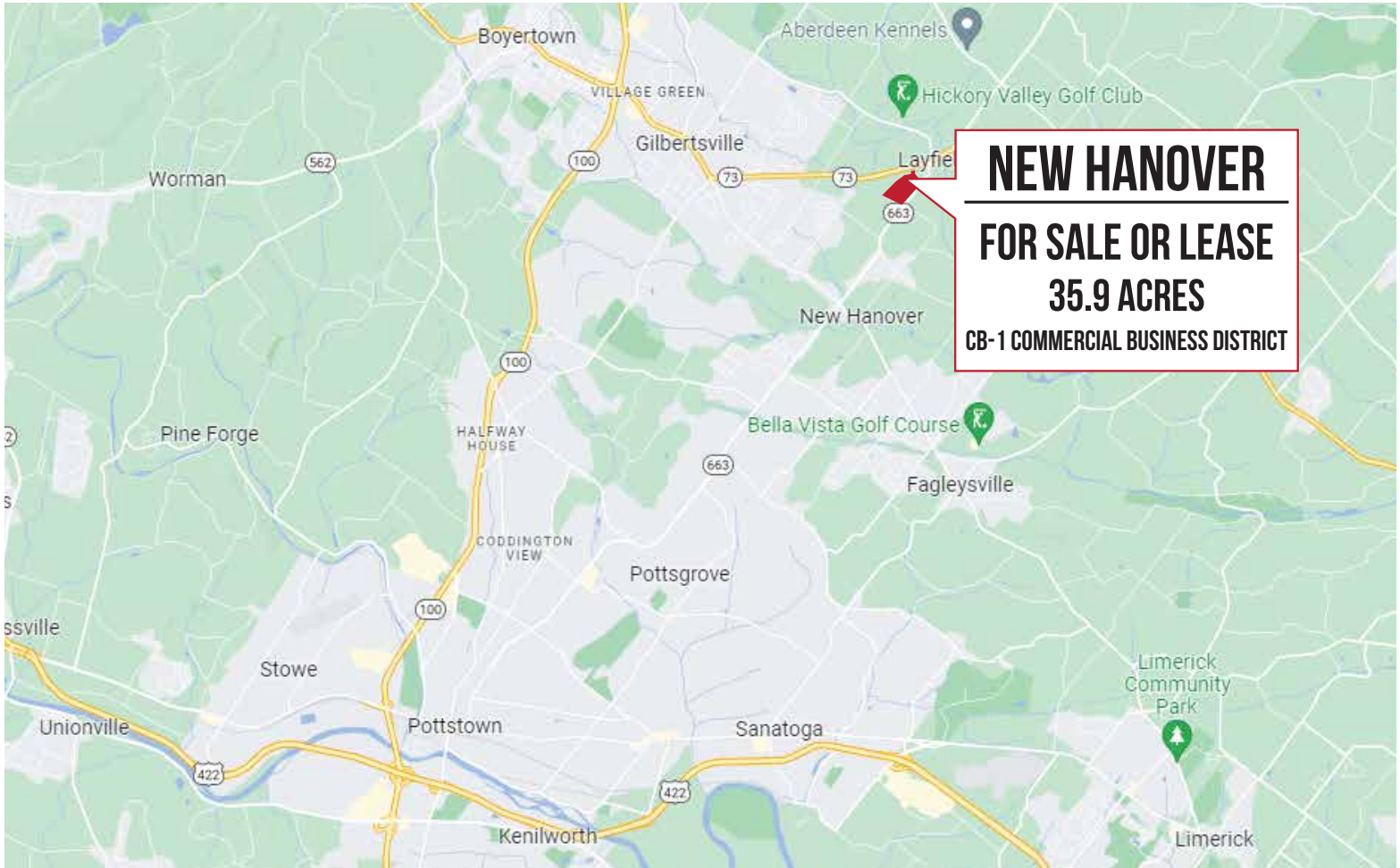
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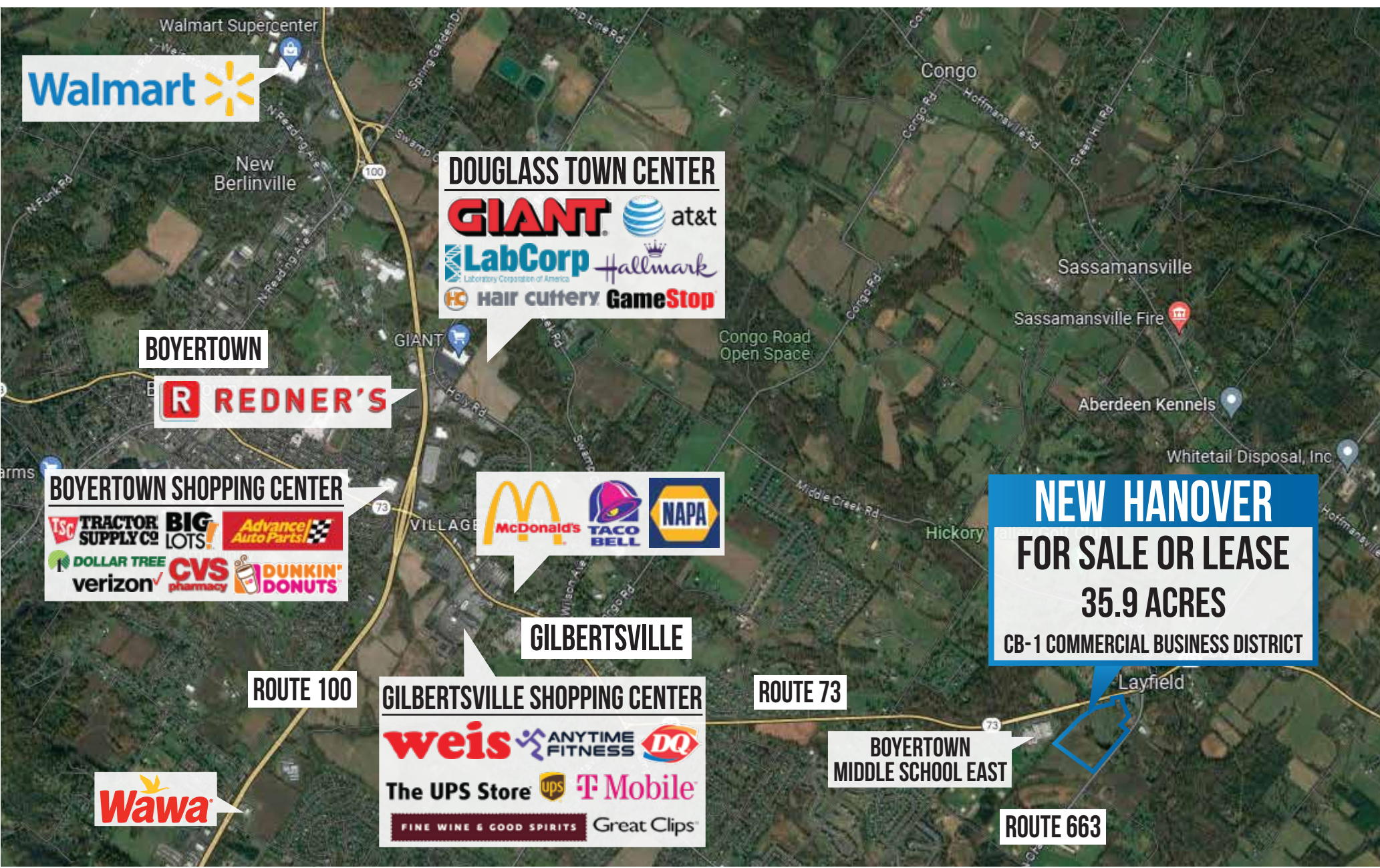
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NEW HANOVER
FOR SALE OR LEASE
35.9 ACRES
CB-1 COMMERCIAL BUSINESS DISTRICT