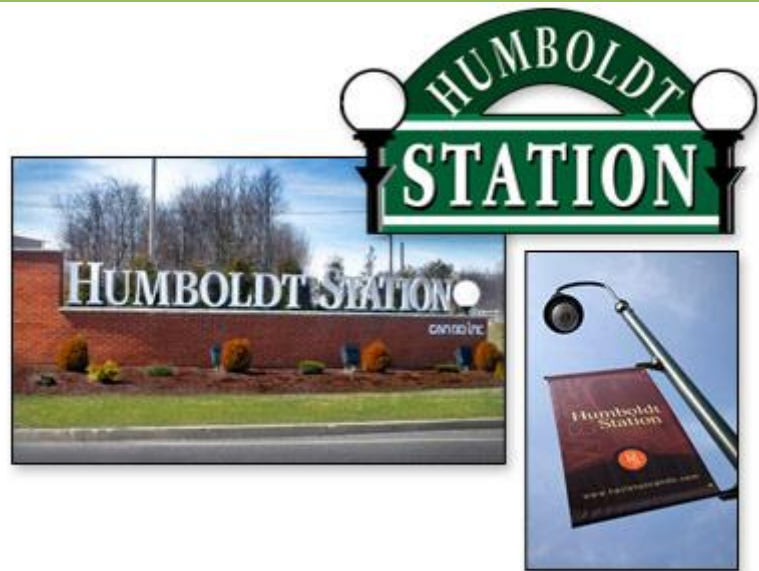


Humboldt Station

Greater Hazleton, Pennsylvania



Demographic Statistics and Area Information



One South Church Street, Suite 200, Hazleton, PA 18201
570-455-1508 | 570-454-7787 fax
www.hazletoncando.com

Humboldt Station



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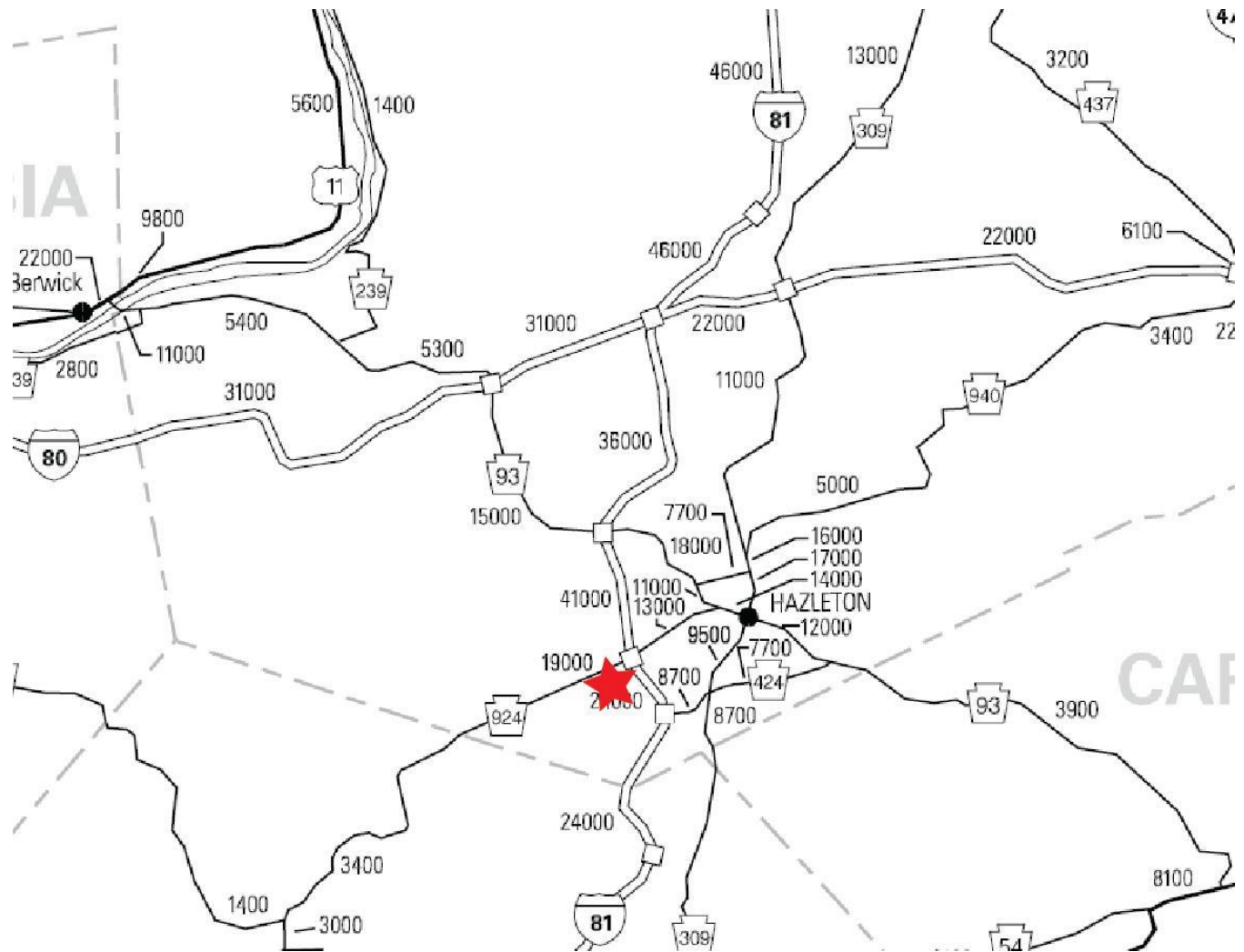
Demographics

Demographics								
Sex and Age	5 miles		10 miles		20 miles		30 miles	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Total population	48,237		79,571		265,031		687,492	
Total population 2000	44,327		74,361		260,079		670,553	
Change in Population 2000-2010	3,910	8.8%	5,210	7.0%	4,952	1.9%	16,942	2.5%
Male	23,433	48.6%	39,057	49.1%	131,657	49.7%	339,631	49.4%
Female	24,804	54.4%	40,514	50.9%	133,374	50.3%	347,861	50.6%
Median age (years)	40.6		42.2		43.0		42.8	
18 years and over	37,214	77.1%	62,437	78.5%	210,644	78.4%	548,161	79.7%
65 years and over	8,691	18.0%	14,449	18.1%	47,964	18.1%	120,245	17.5%
Total Housing Units	21,956		36,583		124,689		322,885	
Owner Occupied	12,009	62.7%	22,639	70.9%	78,518	73.1%	200,995	72.2%
Renter Occupied	7,129	37.3%	9,295	29.1%	28,854	26.9%	77,295	27.8%
Average size of Owner Occupied	2.45		2.44		2.44		2.46	
Average size of Renter Occupied	2.46		2.39		2.23		2.14	
Total Households	19,138		31,934		107,372		278,290	

Source: Summary File 1, 2010 US Census

Traffic Counts

Humboldt Station is located at the intersection of State Route 924 and Interstate 81. According to the PA Department of Transportation internet traffic monitoring system, **more than 22,000 cars pass by Humboldt Station (State Route 924 and Commerce Drive) daily**. Nearly 66,000 cars pass Exit 143 at Interstate 81 daily.





Nearby Businesses & Employment

Humboldt Industrial Park is home to nearly 60 industries employing more than 10,000 residents of Greater Hazleton and the surrounding area.

Eagle Rock Resort, a private development, is located 5 miles west to Humboldt Station and has 4,000 acres of homes, ski slopes, a golf course and other amenities.

Nearby Businesses and Employment		
Industries located within Humboldt Industrial Park		
	# of Businesses	# of Employees
Manufacturing	24	3,546
Distribution / Logistics	23	5,637
Miscellaneous / Other	11	771



Humboldt Station Pad Site Information

Site: Pad ready sites ranging from 1.193 acres to 2.712 acres are available for fast food and family style restaurants.

Zoning: Commercial / Retail (B2)

Address: Commerce Drive & Station Circle
Hazle Township, PA 18202

Neighbors: Residence Inn by Marriott, Burger King, Turkey Hill Minit Market, Sonic Drive In, Coordinated Health

Property Taxes: ***The remaining sites in Humboldt Station are designated KOZ with state and local property taxes abated through Dec 31, 2017.***

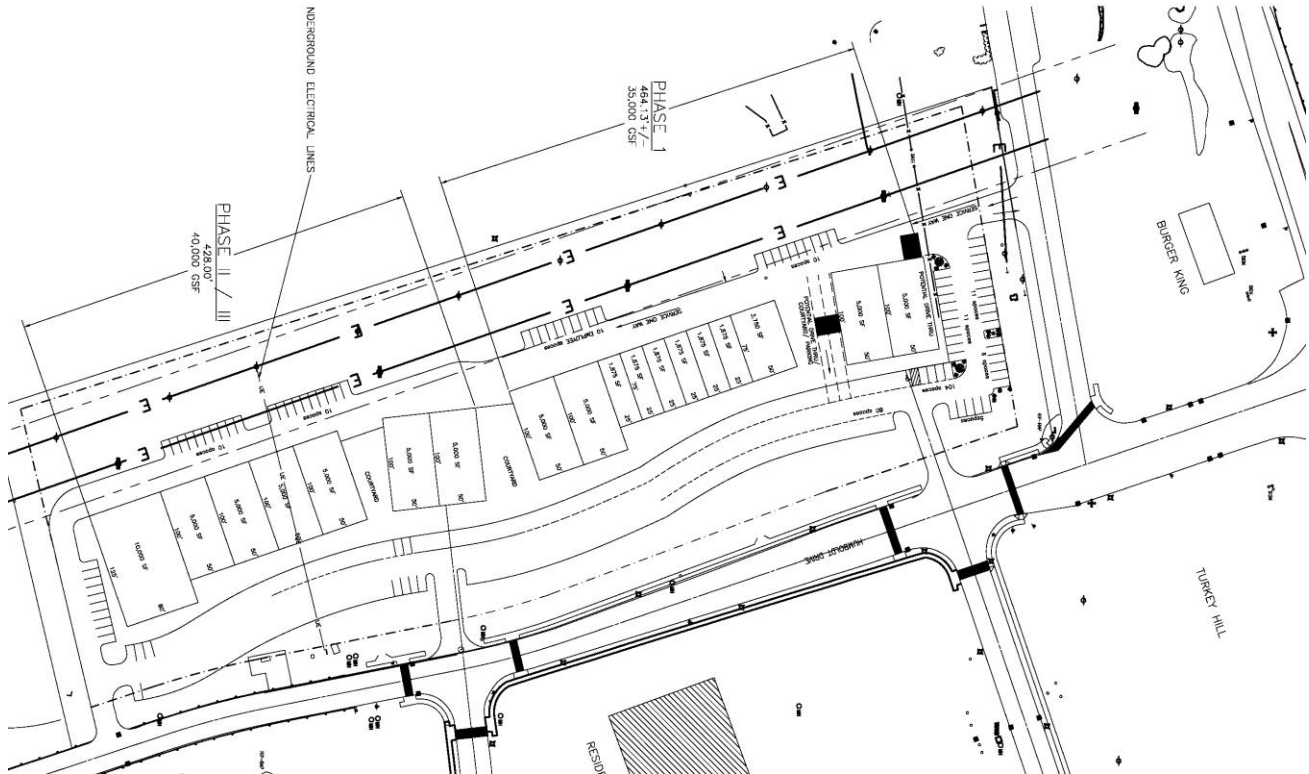
Interstate Access: Interstate 81 is adjacent to the development and accessible via State Route 924. The entrance of the development is controlled by a traffic signal with a high volume highway occupancy permit.

Humboldt Station Development Summary

<u>Lot</u>	<u>Gross Acres</u>	<u>Proposed Use</u>	<u>Status</u>	<u>Tenants</u>
A	1.409	Fast Food Restaurant	Sold	Burger King
B	2.876	Gas Station / Convenience Store	Sold	Turkey Hill
C	1.233	Fast Food Restaurant / Retail	Sold	Sonic Drive In
D	1.257	Fast Food Restaurant / Retail	Available	N/A
E	1.364	Fast Food Restaurant / Retail	Available	N/A
F	2.712	Fast Food Restaurant / Retail	Available	N/A
G	1.272	Fast Food Restaurant / Retail	Available	N/A
H	1.193	Fast Food Restaurant / Retail	Available	N/A
I	4.106	Hotel / Restaurant	Sold	Residence Inn by Marriott
J	2.221	Medical / Surgical Center	Sold	Coordinated Health
K	4.322	Medical / Surgical Center	Sold	Coordinated Health
Total	23.965			

Humboldt East Site 107 Information

Site:	9.965 acres A retail / strip center has been designed for this site.
Zoning:	Commercial / Retail (B2)
Address:	Barletta Drive and Commerce Drive Hazle Township, PA 18202
Property Taxes:	<i>The site is designated a Keystone Opportunity Zone with most state and local taxes abated through December 31, 2017.</i>
Interstate Access:	Interstate 81 is adjacent to the development and accessible via State Route 924. The entrance of the development is controlled by a traffic signal with a high volume highway occupancy permit.
Proposed Plan:	





Greater Hazleton CAN DO Economic Development
 1 South Church Street,
 Hazleton, Pennsylvania 18201
 Hazle Township

Humboldt Station Retail - Lot #107
 Concept Sketch
 18 August, 2010

joseph/rominski/architecture
 317 poplar street
 scranton pennsylvania 18509
 570.961.1610

Maps

Humboldt Station Park Map



Humboldt Station

Lot 107

Greater Hazleton, Pennsylvania



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Location Map

Humboldt Station Greater Hazleton, Pennsylvania Site Location Map

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