

FOR SALE

# 765 BLUE MOUNTAIN AVENUE

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Walnutport, PA 18088

PRESENTED BY:

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	5,000 SF
<b>LOT SIZE:</b>	1.94 Acres
<b>ZONING:</b>	Industrial
<b>APN:</b>	J3-10-3A-0516

## PROPERTY OVERVIEW

5,000 SF free standing commercial building with two drive-thru lanes, ample parking and great visibility available for sale in Walnutport, PA. Available property is zoned Industrial offering a variety of uses.

## PROPERTY HIGHLIGHTS

- 5,000 SF commercial building
- Redevelopment opportunity
- Owner/user
- Former bank location
- Zoned Industrial allowing agricultural businesses, automobile sales/serving, car washes, machine shops, manufacturing and many more

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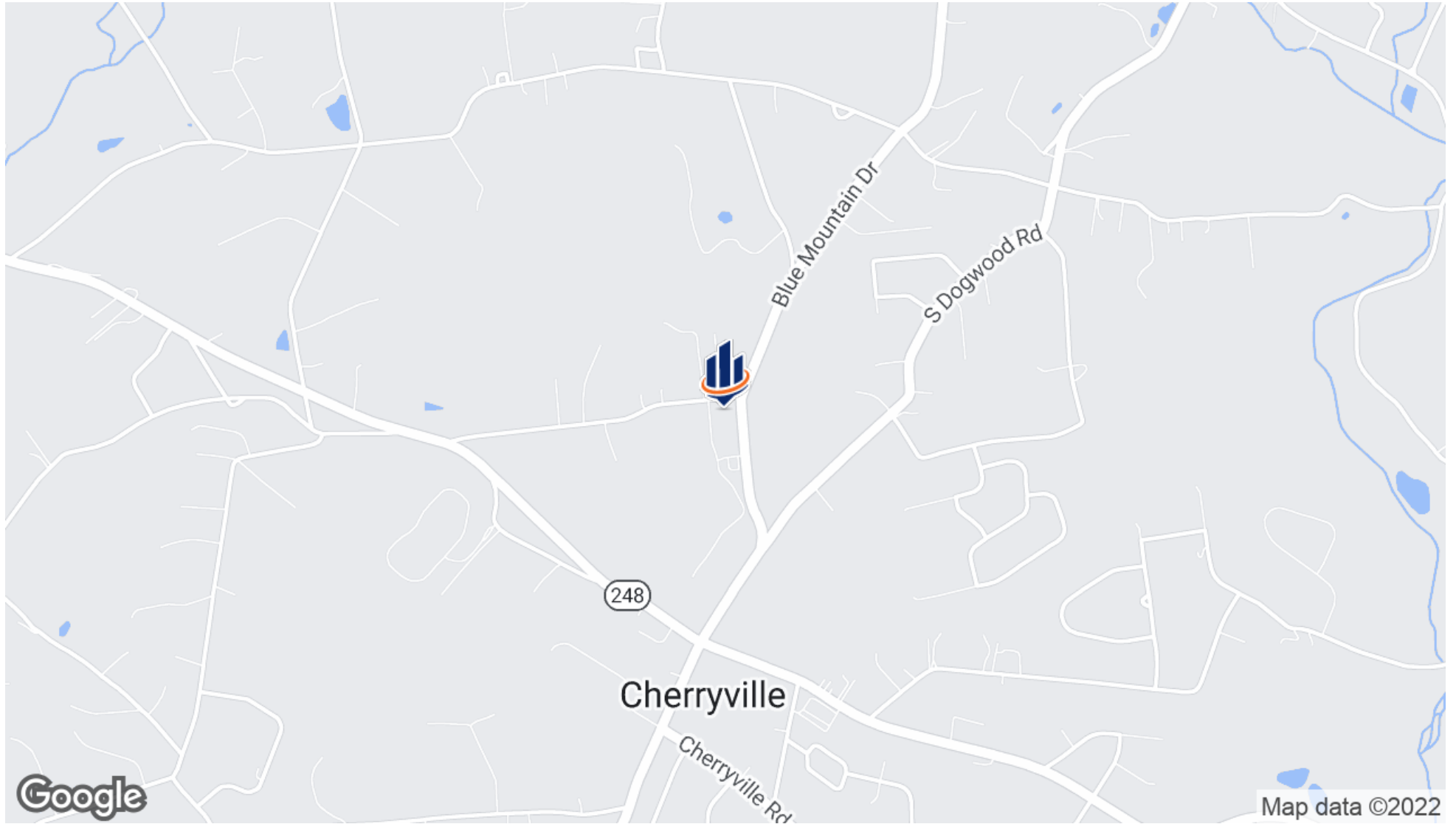
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**765 BLUE MOUNTAIN AVENUE** Walnutport, PA 18088

**SVN | LATUS 2**

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## LOCATION MAP



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**SVN | LATUS 3**

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## DEMOGRAPHICS MAP & REPORT

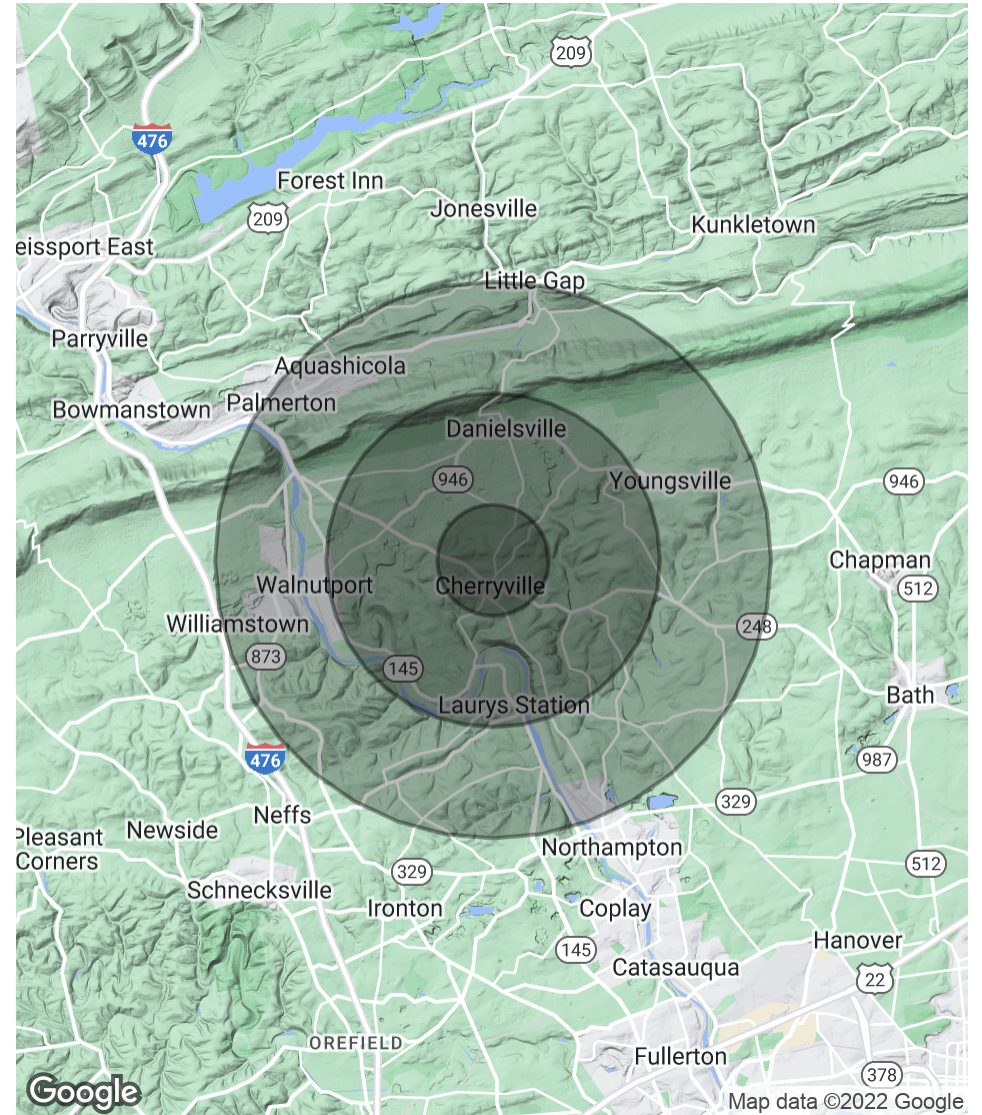
### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,543	10,033	27,701
AVERAGE AGE	46.5	49.2	45.8
AVERAGE AGE (MALE)	42.7	46.3	44.7
AVERAGE AGE (FEMALE)	50.5	52.3	47.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	616	4,373	11,757
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$85,203	\$78,454	\$78,962
AVERAGE HOUSE VALUE	\$710,683	\$341,298	\$328,902

\* Demographic data derived from 2020 ACS - US Census



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