



## LOCATION

Mill, McAlpine  
and  
York Streets  
Avoca, PA 18641

## Site Overview

- 35± industrial zoned, rail served acres ready for redevelopment
- Proximity to Route 11, Interstate 81, PA-476 and the Wilkes-Barre/Scranton International Airport
- Situated between major population areas of Wilkes-Barre and Scranton, aiding in accessibility to a skilled workforce

## OFFERING SUMMARY

Sale Price:	Price upon request
Lot Size:	35± Acres
Zoning:	Industrial
Market:	Northeast Pennsylvania
Submarket:	I-81 corridor
Traffic Count:	5,418 vpd
Served by Two Rail Lines:	Norfolk Southern and Delaware & Hudson



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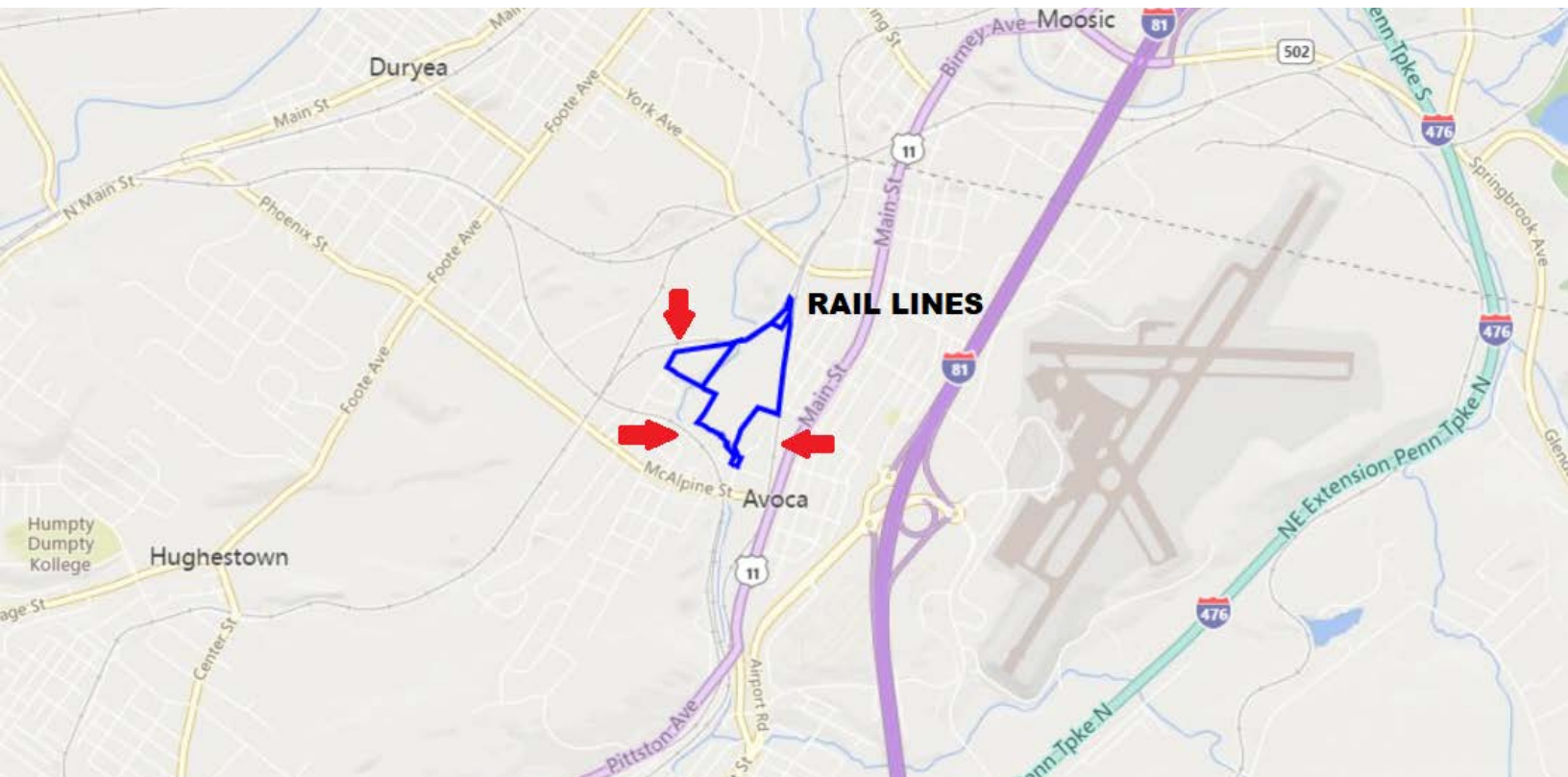
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## PENNSYLVANIA RAIL LINES



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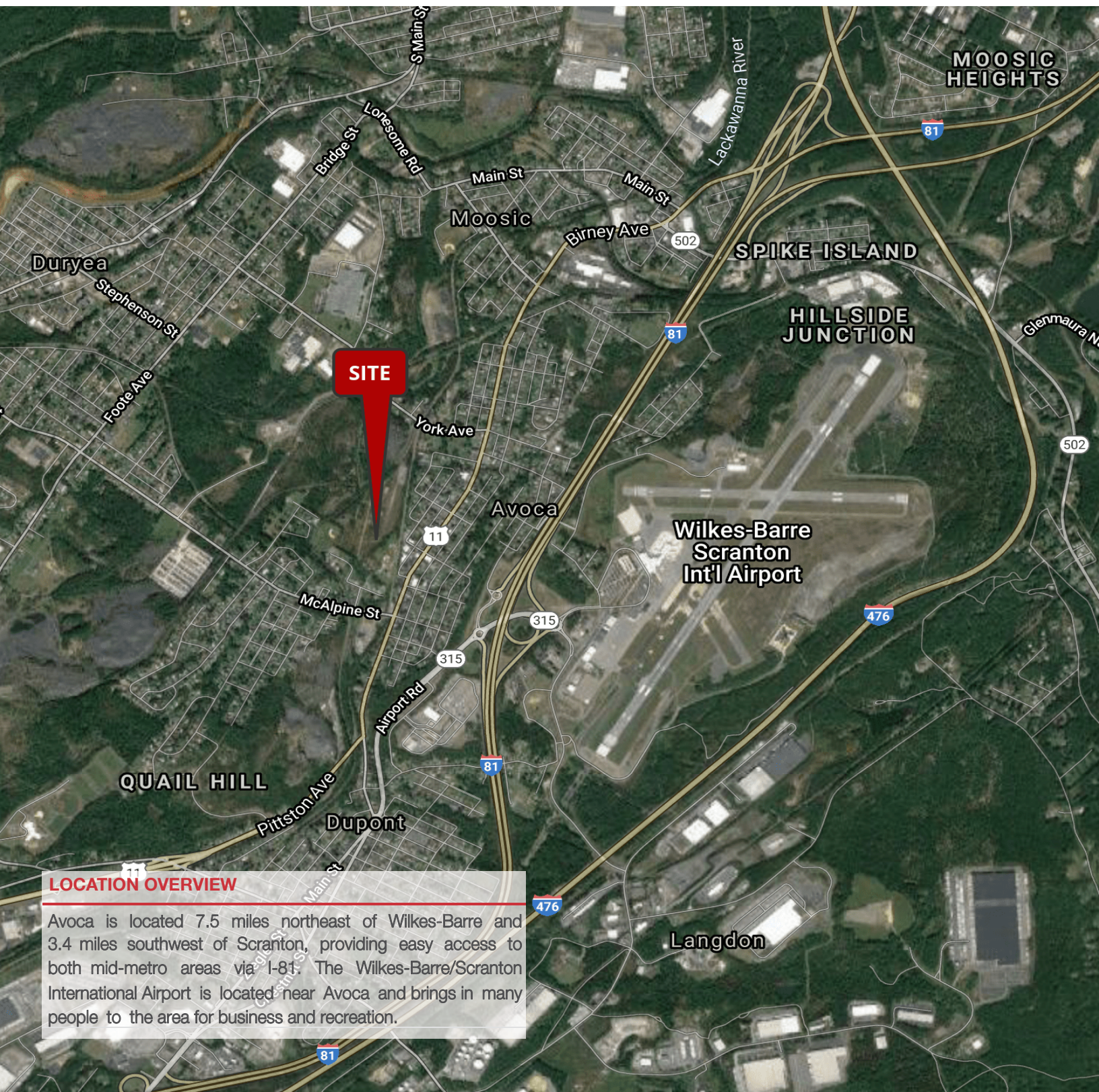
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## LOCATION OVERVIEW

Avoca is located 7.5 miles northeast of Wilkes-Barre and 3.4 miles southwest of Scranton, providing easy access to both mid-metro areas via I-81. The Wilkes-Barre/Scranton International Airport is located near Avoca and brings in many people to the area for business and recreation.

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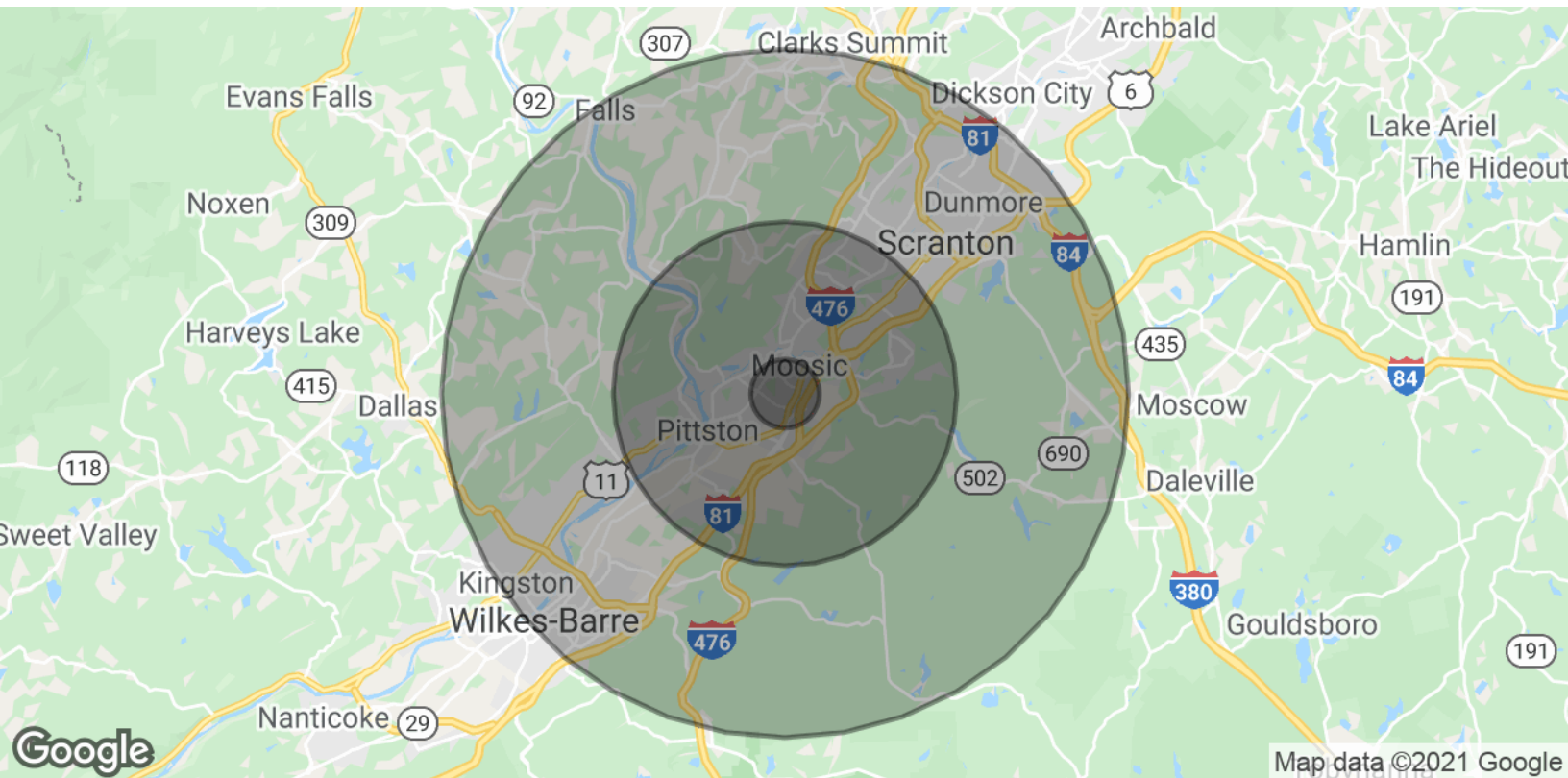
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,325	71,932	245,965
Average age	44.2	43.5	41.7
Average age (Male)	42.2	42.1	40.3
Average age (Female)	46.2	45.2	43.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,295	30,992	101,109
Average # of persons per HH	2.3	2.3	2.4
Average HH income	\$54,795	\$57,466	\$54,712
Average house value	\$125,785	\$157,755	\$142,918

## TRAFFIC COUNTS

Route 11	10,133 VPD
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