

8+ ACRES AND 20 ACRES BUILD-TO-SUIT | FOR GROUND LEASE

Cowanesque Street Rt, 49 and Route 15 | Lawrenceville, PA 16929 | Tioga County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



GROUND LEASE OR BUILD TO SUIT | Route 49 & 15

8+ ACRES
Parcel 1 Size

20 ACRES
Parcel 2 Size

IMMEDIATE
Availability

RENT RATE
Upon Request

PROPERTY INFORMATION

- Ground Lease or Build-to Suit Opportunity
- Potential Joint Venture
- Located just off Route 15 on State Route 49 Cowanesque Street on the border of PA/NY
- Ideal for: QSR, Freestanding Retail, Medical Office, Car and Truck Sales and/or Leasing

| Demographics | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---|----------|----------|
| Population | 2,251 | 4,144 | 7,377 |
| Average HH Income | \$75,838 | \$79,232 | \$81,276 |
| Total Businesses | 39 | 62 | 92 |
| Number of Employees | 273 | 417 | 585 |
| Traffic Counts | Cowanesque Street (Rt. 4) 4,399 VPD Route 15: 15,215 VPD | | |

*Data Source: Sites USA REGIS™ 2023

EXCLUSIVE AGENT: JAMES M. SMITH
610-941-4034 x144
484-239-8777 CELL
JSMITH@LPRE.COM



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REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

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DEMOGRAPHICS

| Population | 3 Mile | 5 Miles | 7 Miles |
|--|--------|---------|---------|
| Population (Est. 2023) | 2,251 | 4,144 | 7,377 |
| Projected Population (2028) | 2,223 | 4,131 | 7,386 |
| Projected Annual Growth (2023 to 2028) | -0.2% | -0.2% | -0.2% |

Daytime Population

| | | | |
|----------------------------|-----|-----|-----|
| Total Businesses (2023) | 39 | 62 | 92 |
| Number of Employees (2023) | 273 | 417 | 585 |

Income

| | | | |
|-------------------------------|-----------|-----------|----------|
| Average HH Income (Est. 2023) | \$32,161 | \$33,175 | \$81,276 |
| Median HH Income (2023) | \$645,191 | \$654,597 | \$65,664 |

Households & Growth

| | | | |
|--|-------|-------|-------|
| Households | 953 | 1,733 | 3,129 |
| Projected HH (2028) | 954 | 1,784 | 3,166 |
| HH Growth with Children (2023 to 2028) | 26.0% | 26.6% | 26.1% |

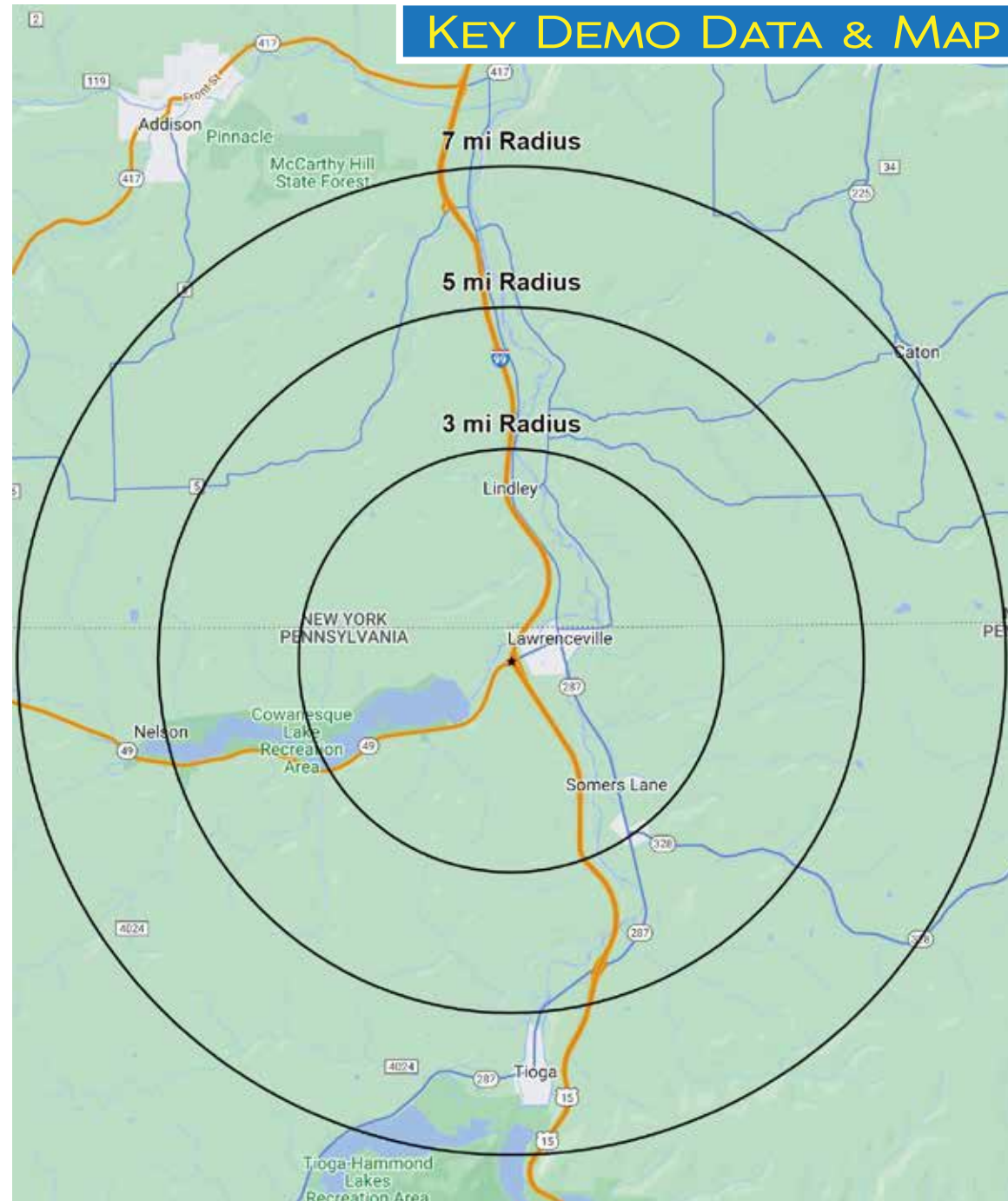
Education

| | | | |
|----------------------|-------|-------|-------|
| High School Graduate | 45.5% | 45.0% | 44.0% |
| Some College | 18.6% | 18.1% | 17.7% |
| Bachelor Degree | 11.5% | 11.2% | 11.7% |
| Graduate | 5.2% | 5.8% | 6.3% |

Traffic Counts: Cowanesque Street (Rt. 49) 4,399VPD Route 15: 15,215 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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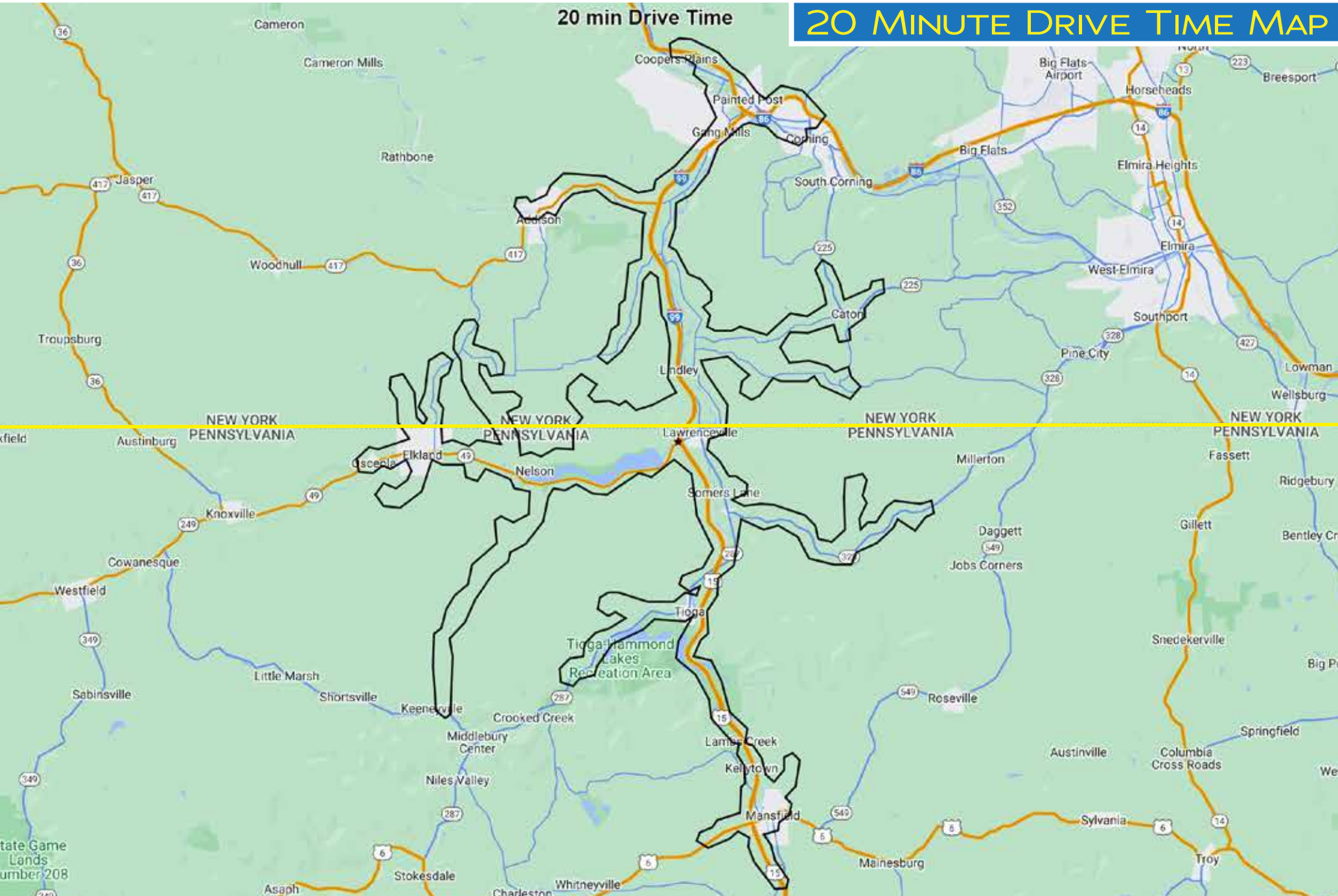
LEGEND

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20 min Drive Time

20 MINUTE DRIVE TIME MAP



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