

6101-6105
NATIONAL
PIKE

ROUTE 40 ~ GRINDSTONE, PA

LAND OPPORTUNITY



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BRIAN GETTY
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13.59 ACRES AVAILABLE

NAIBurns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

DESIGN *Your Dream*

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Site Features

- 13.59 Acres For Sale
- Extreme Rt. 40 and Redstone Way visibility and frontage
- Easy access to Rt. 43 (less than 1 mile)
- Income producing Billboards
- Timber Available
- Located on the Marcellus Shale (Mineral Rights Available)
- Adjacent to brand new Tractor Supply
- Great for commercial development, residential development or even private hunting retreat

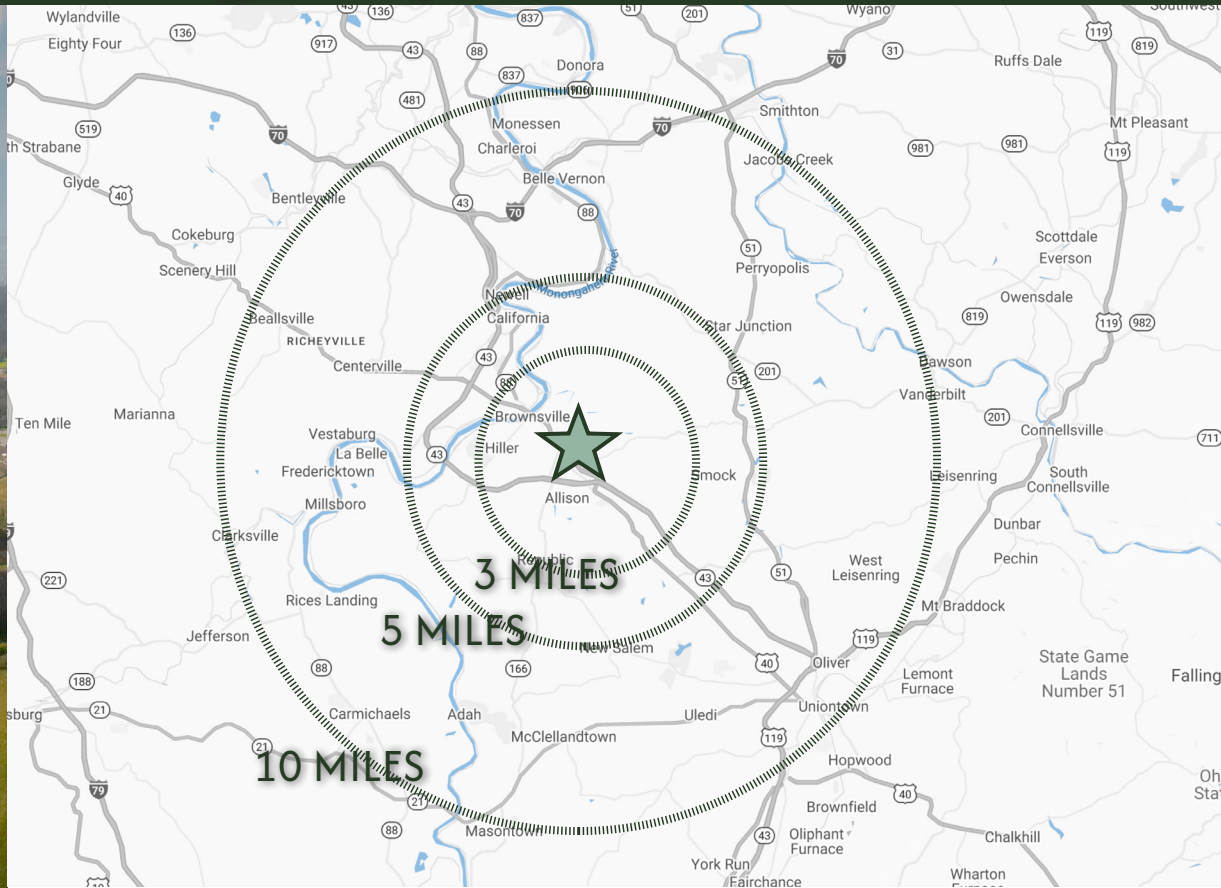


ROUTE 40 LAND OPPORTUNITY

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LOCATION & *Demographics*

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CATEGORY	3 MILES	5 MILES	10 MILES
2023 Population	14,101	22,379	81,982
2023 Households	5,514	8,394	33,819
Avg Household Income	\$56,896	\$67,991	\$67,046

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13.59
ACRES

Tractor
Supply Co.

40

FOR MORE INFO, CONTACT:

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