

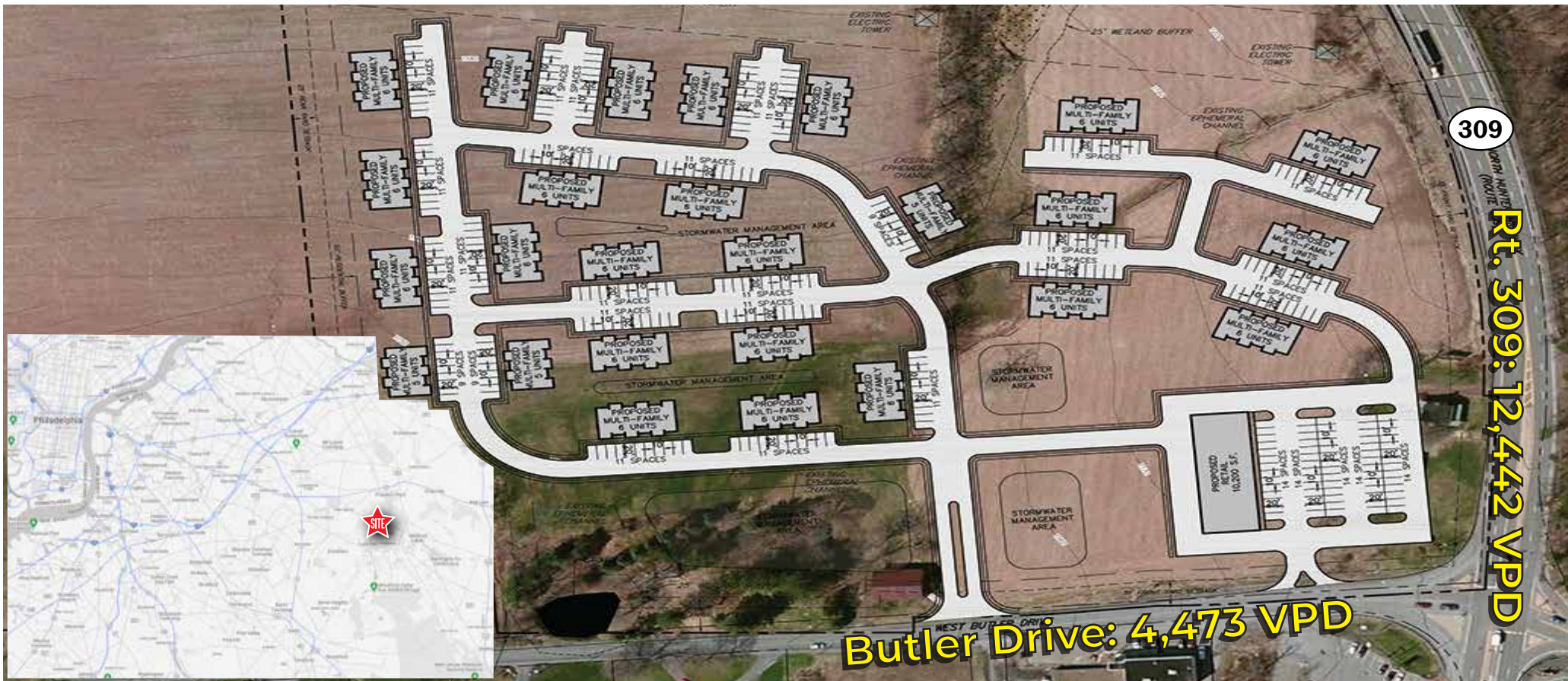
27 ACRES MIXED USE | FOR SALE OR JOINT VENTURE

North Hunter Hwy. (Rt. 309) & W. Butler Dr. | Drums, PA 18202 | Luzerne County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**27 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**SALE/RENT
Upon Request**

PROPERTY INFORMATION

- 27 Acres Mixed Use Development Opportunity
- Located at the signalized intersection of North Hunter Highway (Route 309) and Butler Drive just north of Hazleton
- Serving fast-growing Luzerne County
- Ideal location for Multi-family, with retail/office to include supermarket, fast food, bank, medical, fitness and small shops
- Traffic Count at the intersection of Route 309 and West Butler Drive: 15,919 VPD

Demographics	1 Mile	3 Miles	5 Miles
Population	9434	11,689	54,829
Average HH Income	\$97,508	\$110,935	\$77,570
Total Businesses	53	286	1,783
Number of Employees	717	2,662	15,784
Traffic Counts	S Mountain Rd. (Rt. 309): 12,442 VPD W. Butler Dr.: 2,901 VPD		

*Data Source: Sites USA REGIS™ 2024

**FOR MORE INFORMATION
PLEASE CONTACT:**

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LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | 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 it's 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. 082826

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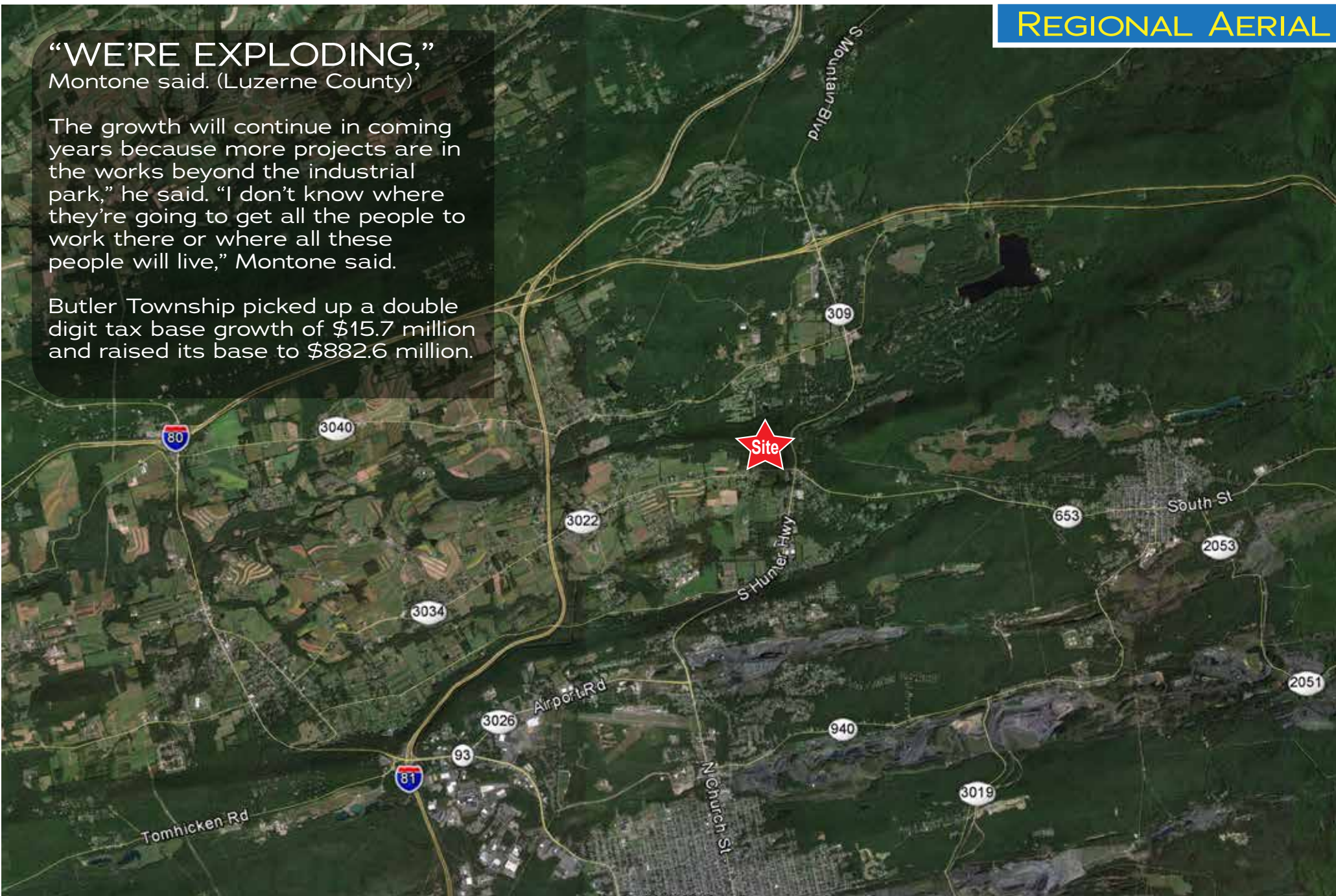
COMMERCIAL REAL ESTATE

REGIONAL AERIAL

“WE’RE EXPLODING,”
Montone said. (Luzerne County)

The growth will continue in coming years because more projects are in the works beyond the industrial park,” he said. “I don’t know where they’re going to get all the people to work there or where all these people will live,” Montone said.

Butler Township picked up a double digit tax base growth of \$15.7 million and raised its base to \$882.6 million.



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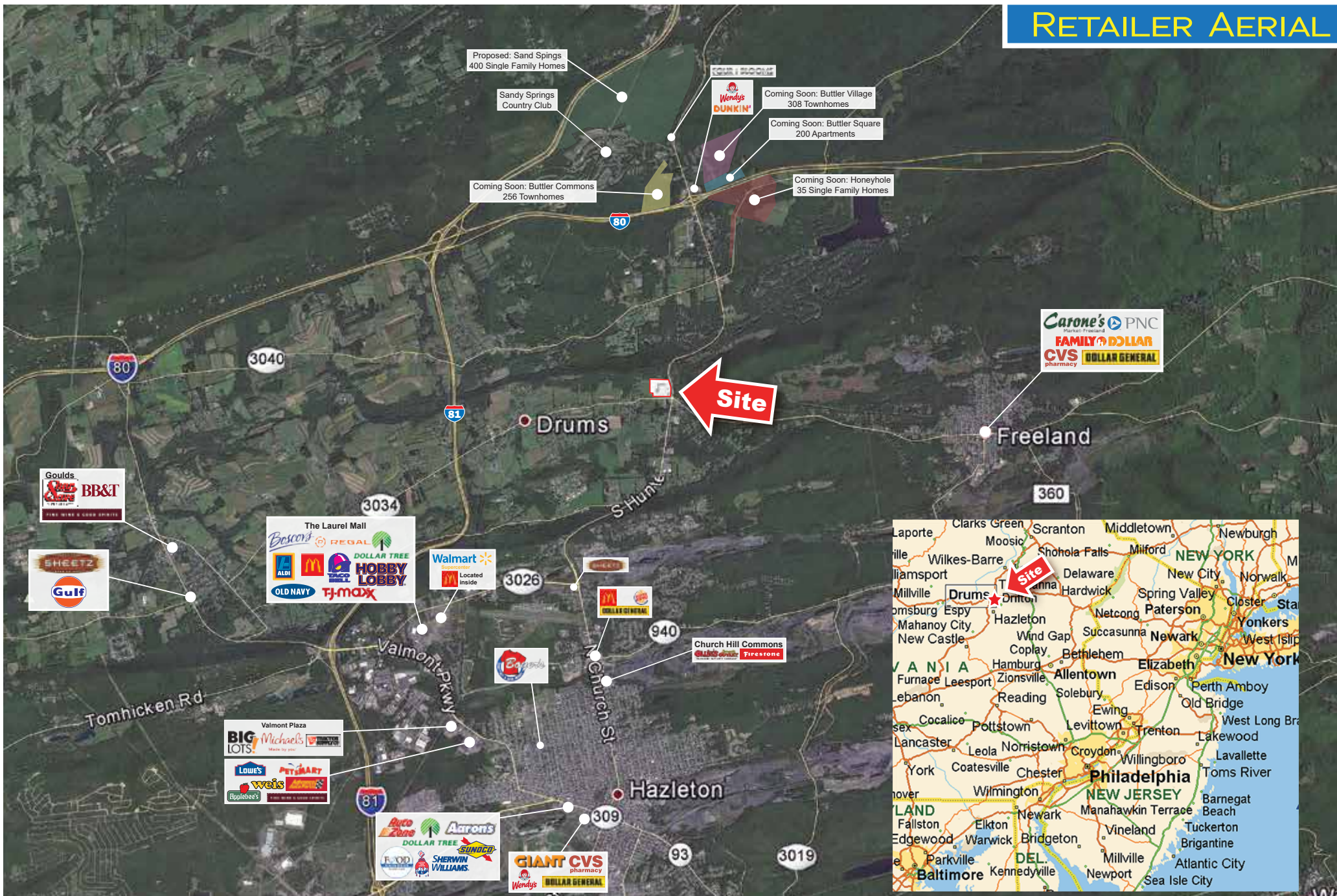
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RETAILER AERIAL



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	943	11,689	54,829
Projected Population (2030)	947	11,868	55,138
Projected Annual Growth (2025 to 2030)	0.3%	0.3%	0.1%

Households & Growth

Households (2025)	398	4,876	21,037
Projected HH (2030)	403	4,997	21,267
HH Growth with Children (2025 to 2030)	21.3%	23.6%	36.0%

Income

Average HH Income (Est. 2025)	\$97,508	\$110,935	\$77,570
Median HH Income (2025)	\$72,384	\$91,540	\$60,949

Daytime Population

Total Businesses (2025)	53	286	1,783
Number of Employees (2025)	717	2,662	15,784

Education

High School Graduate	41.0%	41.2%	40.6%
Some College	13.0%	14.4%	15.0%
Bachelor Degree	10.0%	13.1%	10.8%
Graduate	19.8%	12.7%	7.5%

Traffic Counts: Rt. 309: 12,442 VPD • Butler Drive: 4,473 VPD

KEY DEMO DATA & MAP

