



±2.85 AC FOR SALE

47,184 AADT

56,752 AADT

# 2384 N Kistler Court Kutztown, PA

For Sale

±2.85 acre prime commercial parcel off I-78



Strategic location just off I-78, offering seamless regional access



Prominent position at a signalized intersection for maximum traffic exposure



Surrounded by thriving commercial and industrial developments, fueling built-in demand



Zoned GI (General Industrial) in Weisenberg Township



Water, sewer, gas and electric stubbed to the site

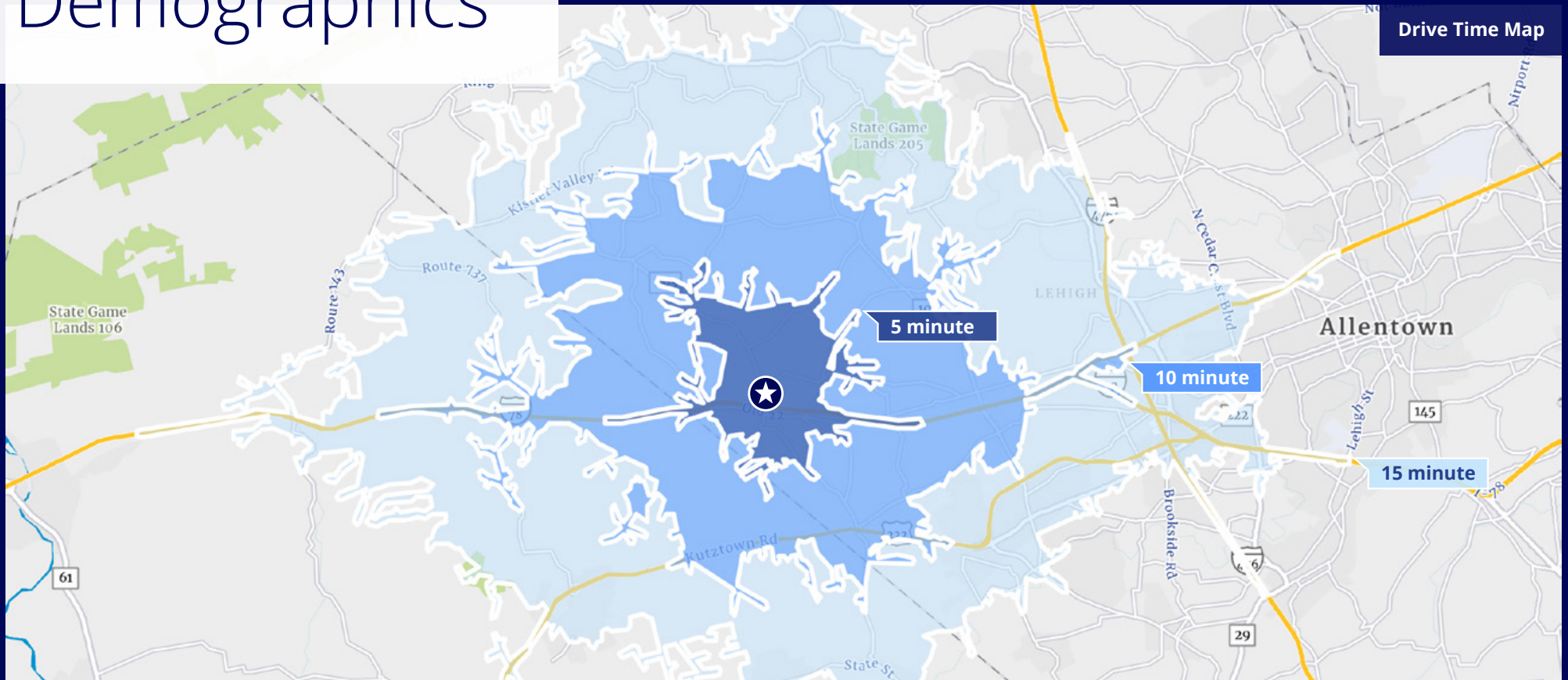


PENNDOT HOP approved

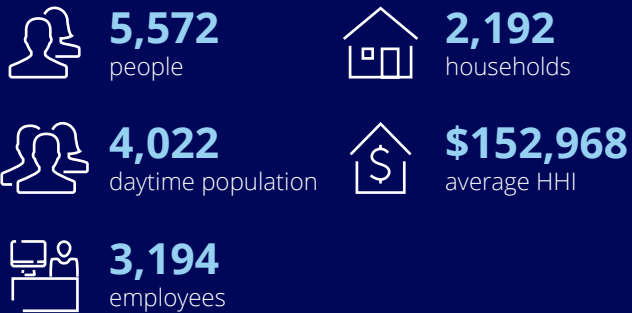
# Property Photos



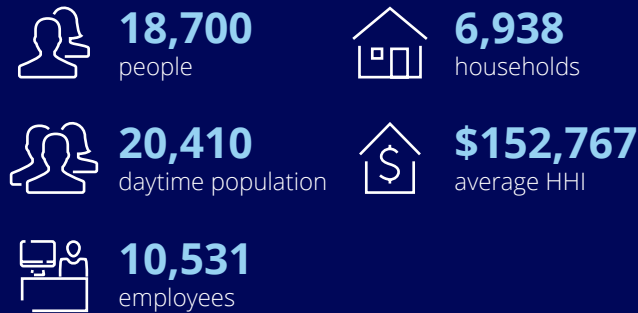
# Demographics



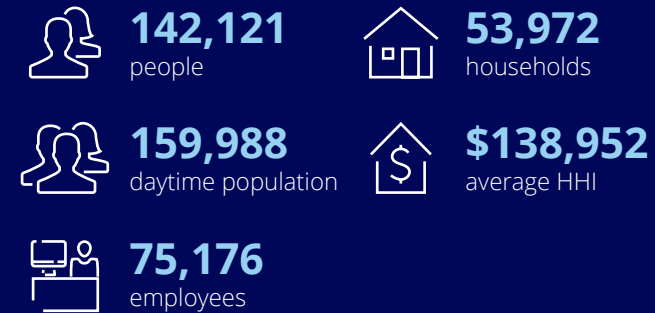
## within three miles



## within five miles



## within ten miles



# Local Map



Over **27 MSF**  
industrial nearby

### Industrial

1. Palram Americas
2. GEODIS Contract Logistics
3. AllenDistribution
4. Advance Auto Parts Distribution
5. Harvest Hill Beverage/NFI Kutztown
6. NFI Kutztown
7. Behr Process Distribution
8. NFI Kutztown
9. NFI Kutztown
10. NFI Kutztown

### Retail

1. Sheetz
2. Werley's Truck Service & Sales
3. Onvo Travel Plaza
4. Dunkin'
5. Demarco's Italian Restaurant
6. Foley CAT dealership



**SUBJECT PROPERTY**



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