

**CENTURY 21
COMMERCIAL.**

Keim Realtors

ROUTE 522

19655 Route 522
Beaver Springs, PA
17812



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Route 522

19655 Route 522
Beaver Springs, PA 17812



ROUTE
522

PROPERTY INFORMATION

Purchase Price
\$475,000.00

Property Address
19655 Route 522
Beaver Springs, PA 17812

Year Built
2003

Property Size
8,125 Sq. Ft.

Land Size
1.04 Acres

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Title: The Commercial Gem of Beaver Springs, PA: A 8,125 SF Free-Standing Building

Nestled in the heart of Beaver Springs, PA, stands a remarkable 8,125 square foot free-standing commercial building. Originally constructed in 2003 as a Dollar General store, this property has proven its worth as a prime retail location for nearly two decades.

The building's robust structure and strategic location have made it a cornerstone of the local business community. Its generous square footage offers ample space for a variety of commercial uses, from retail to office space, or even a restaurant.

The building's history as a Dollar General store is a testament to its potential.

ROUTE

522

19655 Route 522
Beaver Springs, PA 17812

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PROPERTY DETAILS

8,125 SF Free-Standing Commercial Building in Beaver Springs, PA. Originally constructed in 2003 as a Dollar General, this has been a proven retail location for the past two decades. With its generous size, ample parking, and flexible layout, the building presents an excellent opportunity for a wide range of business or investment uses. The property is highly visible along PA Route 522, a well-traveled corridor that ensures strong exposure for any future occupant. With parking for more than 25 vehicles, it can easily accommodate high customer volume. The building has been well maintained and includes two newer HVAC systems, ensuring efficiency and comfort for future users. For an owner-user, the building provides the chance to operate in a prime stand-alone location with strong visibility and easy access. For investors, it represents an opportunity to lease to a national or regional NNN tenant and generate stable cash flow. There is also the possibility, with zoning approval, to reconfigure the property into multiple commercial units, expanding its versatility and long-term value. Beaver Springs itself offers an attractive backdrop for this investment. Located in Snyder County, home to nearly 40,000 residents, the community is known for its scenic landscapes, outdoor recreation, and nearly 800 active farms. Centrally positioned between Pittsburgh and Allentown, Beaver Springs enjoys convenient regional access while maintaining the charm of a thriving rural community. This property combines visibility, flexibility, and proven performance. Whether as an investment or as the foundation for a new business venture, it offers a rare opportunity to own a highly adaptable commercial building in a desirable and growing market.

PROPERTY PHOTOS



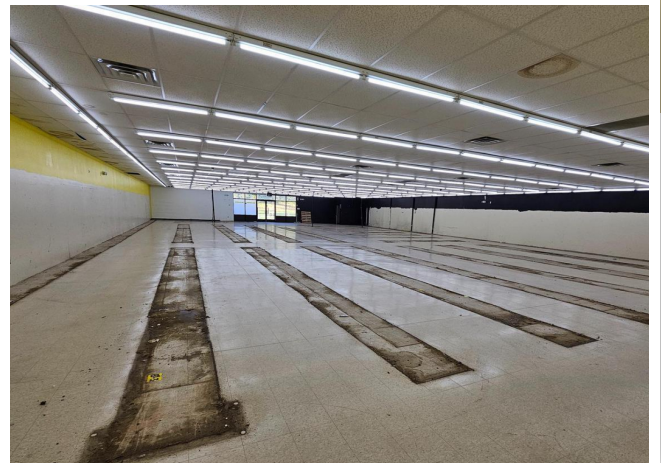
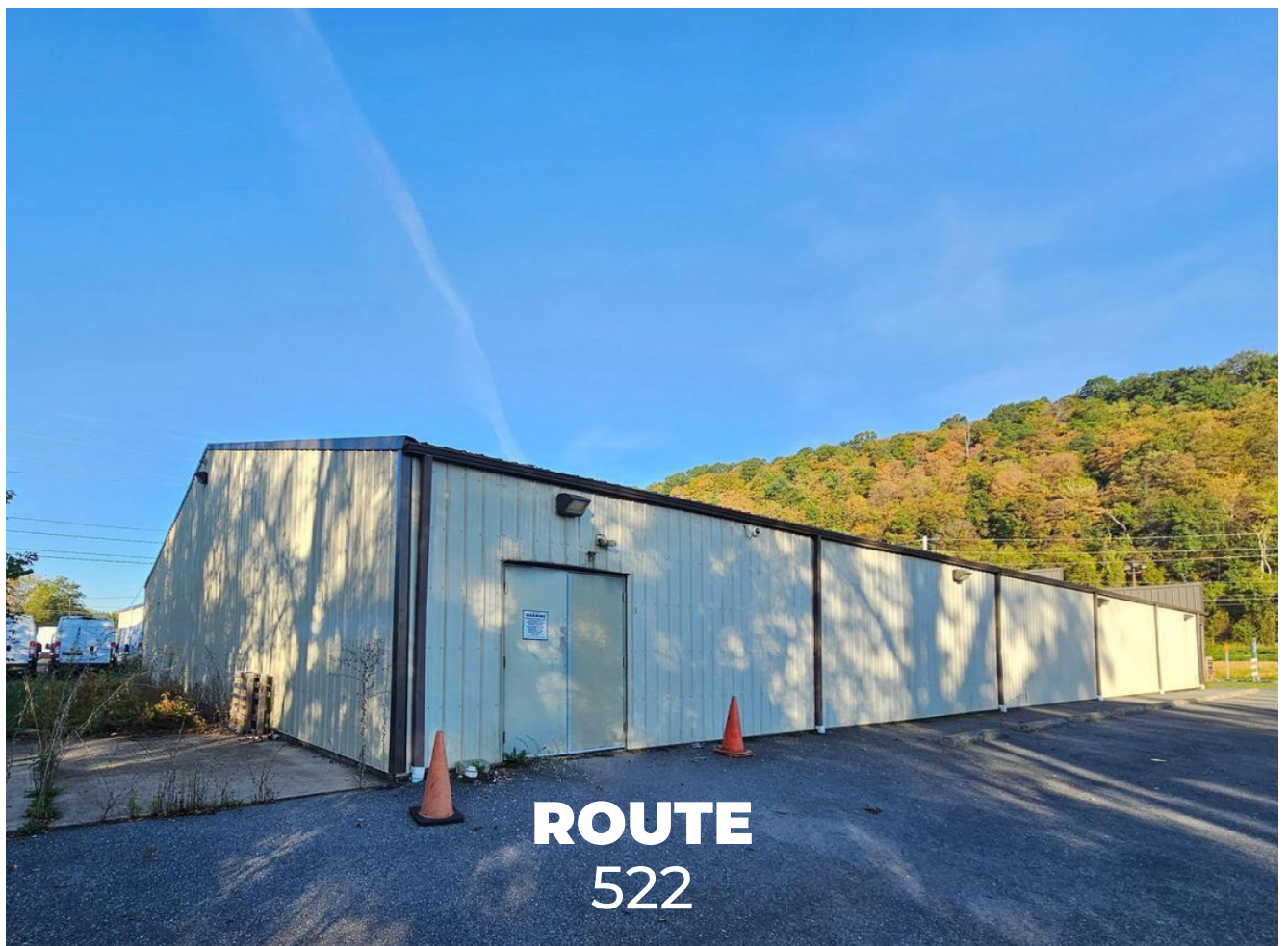
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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



ROUTE 522

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10-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$475,000
+ Acquisition Costs	\$9,500
- Mortgage(s)	\$332,500
+ Loan Fees Points	\$3,325
Initial Investment	\$155,325

MORTGAGE DATA

Loan Amount	\$332,500
Interest Rate (30/360)	7.000%
Amortization Period	25 Years
Loan Term	10 Years
Loan Fees Points	1.00%
Periodic Payment	\$2,350.04
Annual Debt Service	\$28,200

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
POTENTIAL RENTAL INCOME (PRI)										
Base Rental Income	\$44,180	\$60,011	\$61,511	\$63,049	\$64,625	\$66,241	\$67,897	\$69,594	\$71,334	\$73,117
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$44,180	\$60,011	\$61,511	\$63,049	\$64,625	\$66,241	\$67,897	\$69,594	\$71,334	\$73,117
- General Vacancy / Credit Loss	\$2,209	\$3,001	\$3,076	\$3,152	\$3,231	\$3,312	\$3,395	\$3,480	\$3,567	\$3,656
EFFECTIVE RENTAL INCOME	\$41,971	\$57,010	\$58,435	\$59,897	\$61,394	\$62,929	\$64,502	\$66,114	\$67,767	\$69,461
+ Tenant Expense Reimbursements	\$8,231	\$8,516	\$8,729	\$8,947	\$9,170	\$9,400	\$9,635	\$9,876	\$10,123	\$10,376
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$48,202	\$65,526	\$67,164	\$68,844	\$70,564	\$72,329	\$74,137	\$75,990	\$77,890	\$79,837
- Operating Expenses	\$8,308	\$8,516	\$8,729	\$8,947	\$9,170	\$9,400	\$9,635	\$9,876	\$10,123	\$10,376
NET OPERATING INCOME (NOI)	\$39,894	\$57,010	\$58,435	\$59,897	\$61,394	\$62,929	\$64,502	\$66,114	\$67,768	\$69,461
Net Operating Income (NOI)	\$39,894	\$57,010	\$58,435	\$59,897	\$61,394	\$62,929	\$64,502	\$66,114	\$67,768	\$69,461
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200	\$28,200
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$11,694	\$28,810	\$30,235	\$31,697	\$33,194	\$34,729	\$36,302	\$37,914	\$39,568	\$41,261
Sales Proceeds										
Sale Price Per Square Foot	\$107.94	\$110.65	\$113.35	\$116.31	\$119.14	\$122.09	\$125.17	\$128.37	\$131.57	\$117.29
Sales Price	\$877,000	\$899,000	\$921,000	\$945,000	\$968,000	\$992,000	\$1,017,000	\$1,043,000	\$1,069,000	\$953,000
- Sales Expenses	\$43,850	\$44,950	\$46,050	\$47,250	\$48,400	\$49,600	\$50,850	\$52,150	\$53,450	\$47,650
- Mortgage Balance 1st Lien	\$327,413	\$321,959	\$316,110	\$309,839	\$303,114	\$295,903	\$288,171	\$279,880	\$270,989	\$261,456
Sales Proceeds Before Tax	\$505,737	\$532,091	\$558,840	\$587,911	\$616,486	\$646,497	\$677,979	\$710,970	\$744,561	\$643,894



MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Acquisition CAP Rate	8.40%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$58.46

Combined LTV at Acquisition	70.00%
Combined DSCR at Acquisition	1.41

Summary of Investment Measures

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
Loan-to-Value (LTV) - 1st Lien	37.33%	35.81%	34.32%	32.79%	31.31%	29.83%	28.34%	26.83%	25.35%	27.44%
Combined Lien Loan-to-Value (LTV)	37.33%	35.81%	34.32%	32.79%	31.31%	29.83%	28.34%	26.83%	25.35%	27.44%
DSCR - 1st Lien	1.41	2.02	2.07	2.12	2.18	2.23	2.29	2.34	2.40	2.46
Combined DSCR	1.41	2.02	2.07	2.12	2.18	2.23	2.29	2.34	2.40	2.46
Return on Equity	2.31%	5.41%	5.41%	5.39%	5.38%	5.37%	5.35%	5.33%	5.31%	6.41%
Before Tax Cash on Cash	7.53%	18.55%	19.47%	20.41%	21.37%	22.36%	23.37%	24.41%	25.47%	26.56%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	80.19%	41.31%	30.45%	25.43%	22.50%	20.61%	19.29%	18.33%	17.59%	15.99%
Effective Annual Cost of Borrowed Funds	8.03%	7.51%	7.34%	7.25%	7.20%	7.16%	7.13%	7.11%	7.10%	7.08%
Before Tax Impact of Leverage	↑ 152.94%	↑ 52.52%	↑ 32.07%	↑ 23.66%	↑ 19.09%	↑ 16.25%	↑ 14.33%	↑ 12.94%	↑ 11.89%	↑ 10.61%
Equity Multiple	3.33	3.69	4.05	4.44	4.84	5.26	5.70	6.15	6.62	6.24
Before Tax EQUITY Yield (IRR)	233.13%	93.83%	62.52%	49.09%	41.59%	36.86%	33.62%	31.27%	29.48%	26.60%

TENANT RENT ROLL

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
101	Prospective Tenant	8,125.00	Jan-26	Dec-35	120	\$0.00	\$0.00	\$44,180
	Total Amount	8,125.00						\$44,180

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TENANT RENT ROLL

Tenant Occupancy

■ Prospective Tenant (100%)



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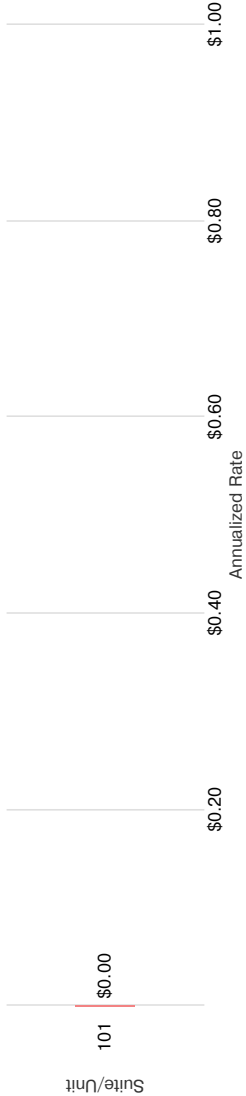
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TENANT RENT ROLL

Rate Per Square Feet



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ANNUAL TENANT INCOME DETAIL

For the Year Ending		Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
101	Prospective Tenant										
	Base Rent	\$44,180	\$60,011	\$61,511	\$63,049	\$64,625	\$66,241	\$67,897	\$69,594	\$71,334	\$73,117
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Tenant Exp Reimb. :										
	+ Real Estate Taxes	\$4,131	\$5,646	\$5,787	\$5,932	\$6,080	\$6,232	\$6,388	\$6,547	\$6,711	\$6,879
	+ Property Insurance	\$2,100	\$2,870	\$2,942	\$3,015	\$3,091	\$3,168	\$3,247	\$3,328	\$3,412	\$3,497
	Net Tenant Income	\$50,411	\$68,526	\$70,240	\$71,996	\$73,795	\$75,640	\$77,531	\$79,470	\$81,456	\$83,493
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL											
	Base Rent	\$44,180	\$60,011	\$61,511	\$63,049	\$64,625	\$66,241	\$67,897	\$69,594	\$71,334	\$73,117
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$6,231	\$8,516	\$8,729	\$8,947	\$9,170	\$9,400	\$9,635	\$9,876	\$10,123	\$10,376
	Total Tenant Income	\$50,411	\$68,526	\$70,240	\$71,996	\$73,795	\$75,640	\$77,531	\$79,470	\$81,456	\$83,493
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030	Year 6 Sep-2031	Year 7 Sep-2032	Year 8 Sep-2033	Year 9 Sep-2034	Year 10 Sep-2035
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- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$44,180	\$60,011	\$61,511	\$63,049	\$64,625	\$66,241	\$67,897	\$69,594	\$71,334	\$73,117
- General Vacancy / Credit Loss	\$2,209	\$3,001	\$3,076	\$3,152	\$3,231	\$3,312	\$3,395	\$3,480	\$3,567	\$3,656
EFFECTIVE RENTAL INCOME (ERI)	\$41,971	\$57,010	\$58,435	\$59,897	\$61,394	\$62,929	\$64,502	\$66,114	\$67,767	\$69,461
+ Tenant Expense Reimbursements	\$6,231	\$8,516	\$8,729	\$8,947	\$9,170	\$9,400	\$9,635	\$9,876	\$10,123	\$10,376
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$48,202	\$65,526	\$67,164	\$68,844	\$70,564	\$72,329	\$74,137	\$75,990	\$77,890	\$79,837

EXPENSE DETAIL

Real Estate Taxes	\$5,508	\$5,646	\$5,787	\$5,932	\$6,080	\$6,232	\$6,388	\$6,547	\$6,711	\$6,879
Property Insurance	\$2,800	\$2,870	\$2,942	\$3,015	\$3,091	\$3,168	\$3,247	\$3,328	\$3,412	\$3,497
TOTAL OPERATING EXPENSES	\$8,308	\$8,516	\$8,729	\$8,947	\$9,170	\$9,400	\$9,635	\$9,876	\$10,123	\$10,376
NET OPERATING INCOME (NOI)	\$39,894	\$57,010	\$58,435	\$59,897	\$61,394	\$62,929	\$64,502	\$66,114	\$67,768	\$69,461



10-YEAR CASH FLOW ANALYSIS

ASSUMPTION / INPUTS

Purchase Price	\$475,000
Year 1 Potential Income	\$44,180
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$8,308
Acquisition CAP Rate	8.40%
Sale Price - CAP Rate	6.50%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment		
Cash Flow & 10-year Yield			& Effective Rate			Cash Flow & 10-year Yield		
N	\$		N	\$		N	\$	
0	(\$484,500)	+	0	\$329,175	=	0	(\$155,325)	
1	\$39,894		1	(\$28,200)		1	\$11,694	
2	\$57,010		2	(\$28,200)		2	\$28,810	
3	\$58,435		3	(\$28,200)		3	\$30,235	
4	\$59,897		4	(\$28,200)		4	\$31,697	
5	\$61,394		5	(\$28,200)		5	\$33,194	
6	\$62,929		6	(\$28,200)		6	\$34,729	
7	\$64,502		7	(\$28,200)		7	\$36,302	
8	\$66,114		8	(\$28,200)		8	\$37,914	
9	\$67,768		9	(\$28,200)		9	\$39,568	
10	\$974,811		10	(\$289,657)		10	\$685,154	

Property IRR/Yield = 15.99%

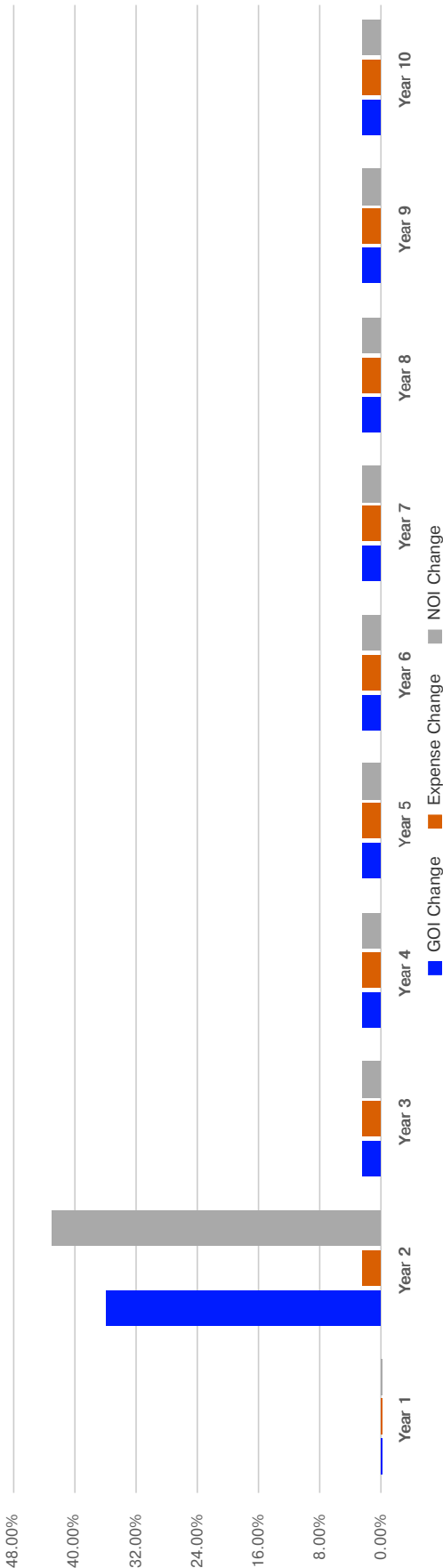
Effective Loan Rate = 7.08%

Equity IRR / Yield = 26.60%

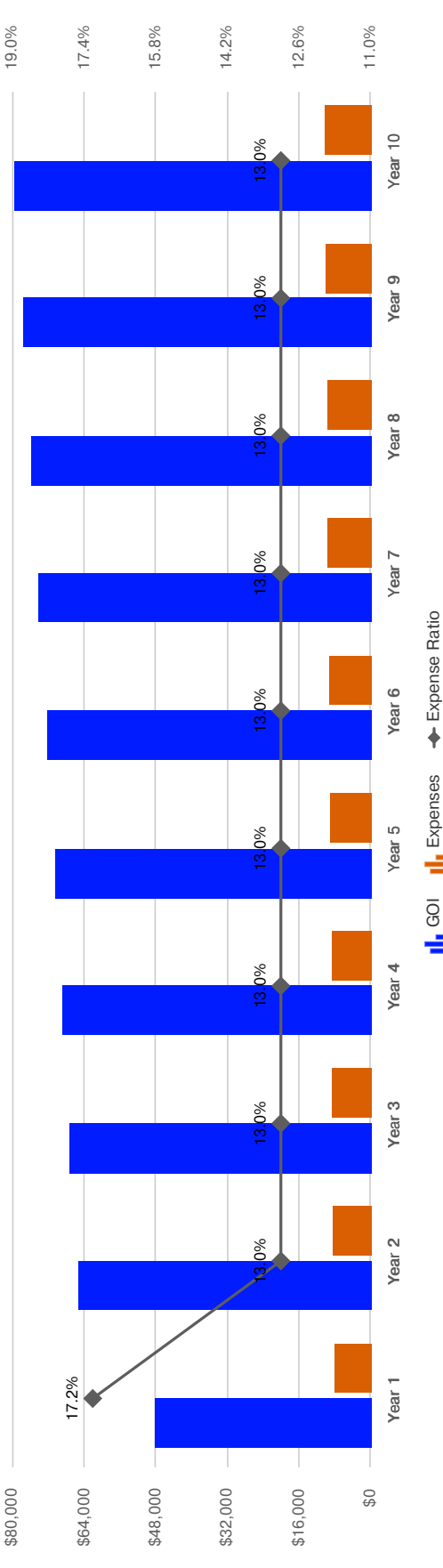
Positive Leverage! Leverage INCREASED the Yield by 10.61%

ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



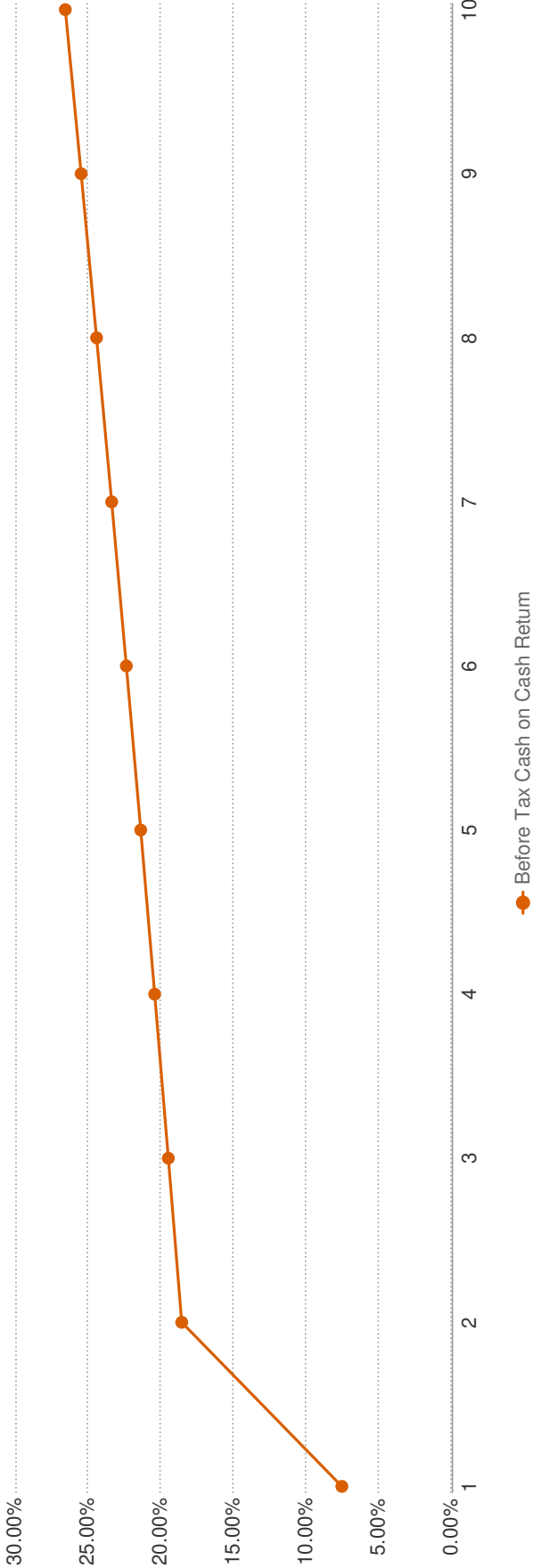
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CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	7.53%	18.55%	19.47%	20.41%	21.37%	22.36%	23.37%	24.41%	25.47%	26.56%

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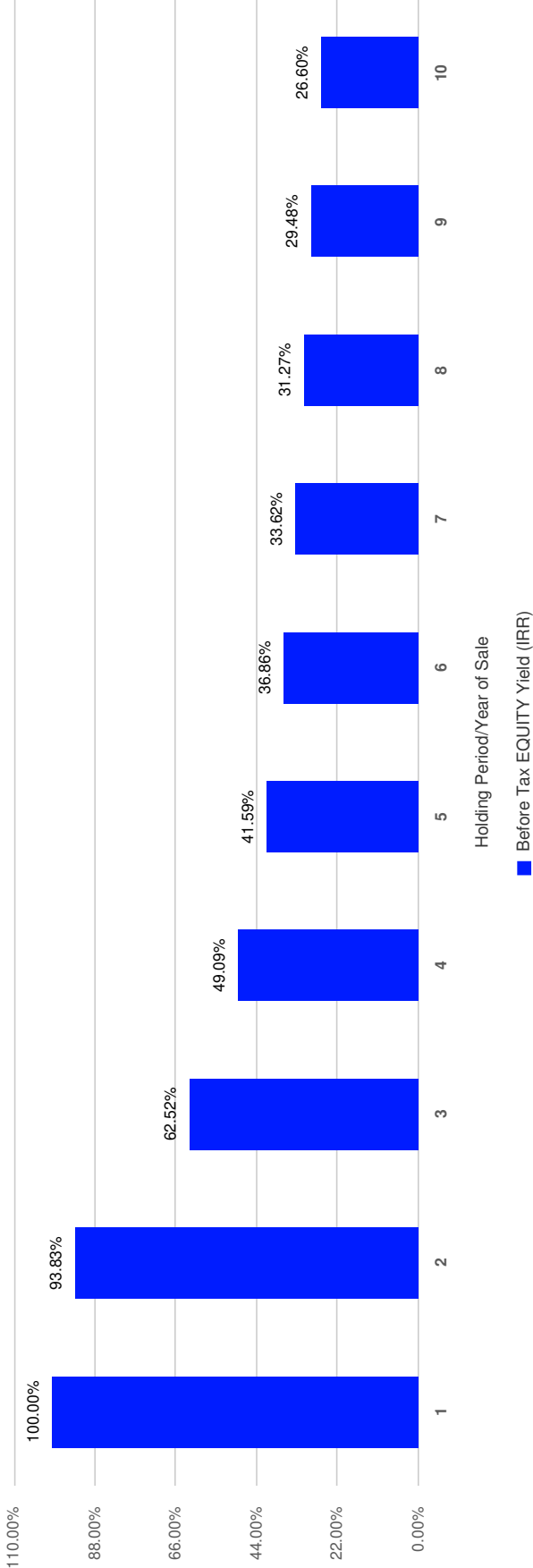


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OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	233.13%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax EQUITY Yield (IRR)	233.13%	93.83%	62.52%	49.09%	41.59%	36.86%	33.62%	31.27%	29.48%	26.60%

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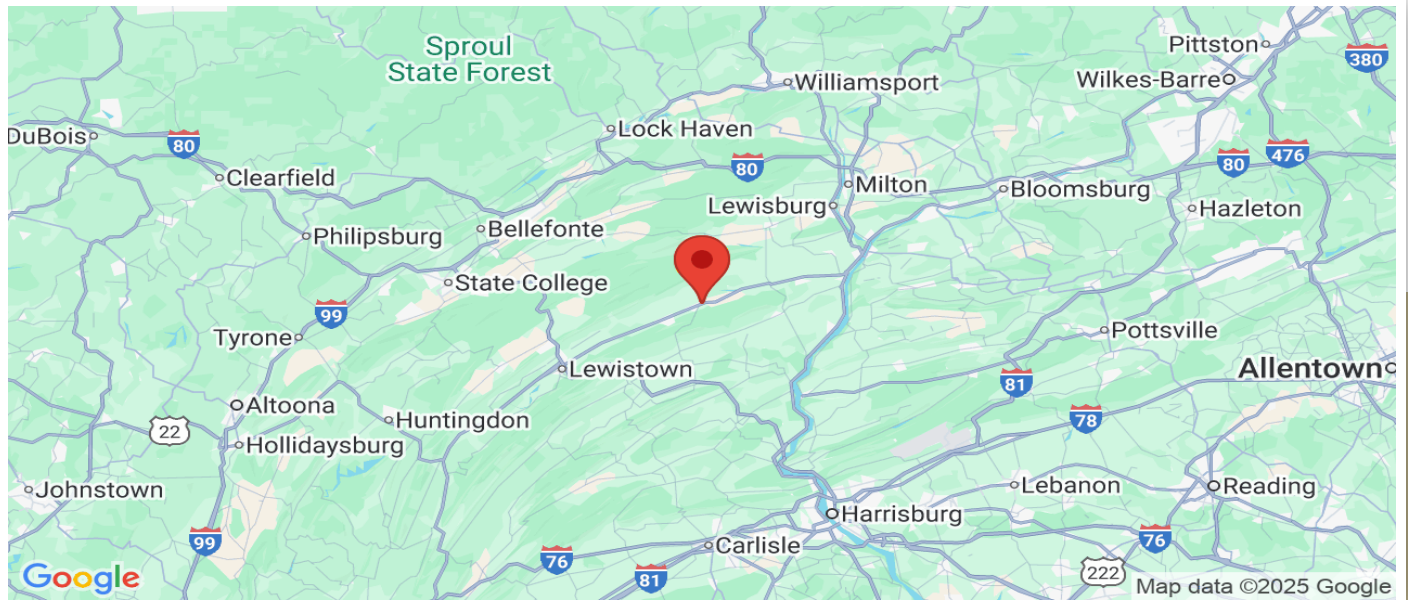
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Loren Keim
Commercial Broker

Keim Realtors
610-969-7100
c21keim@gmail.com
www.Century21KeimCommercial.com

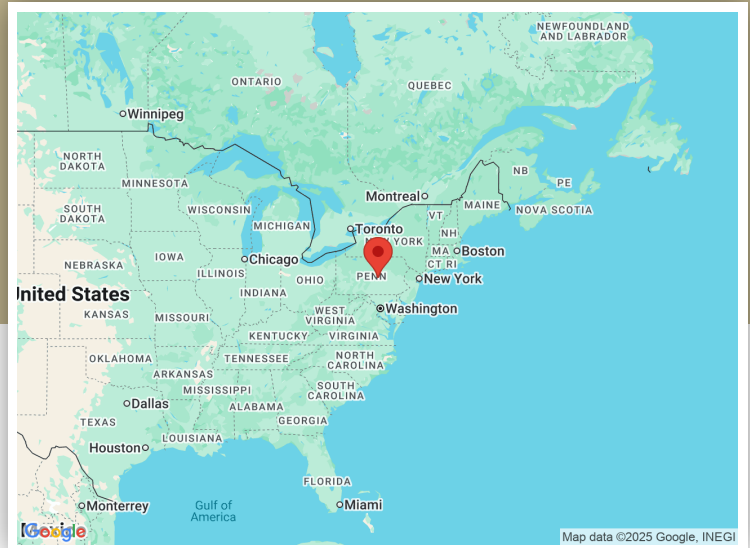
AREA LOCATION MAP



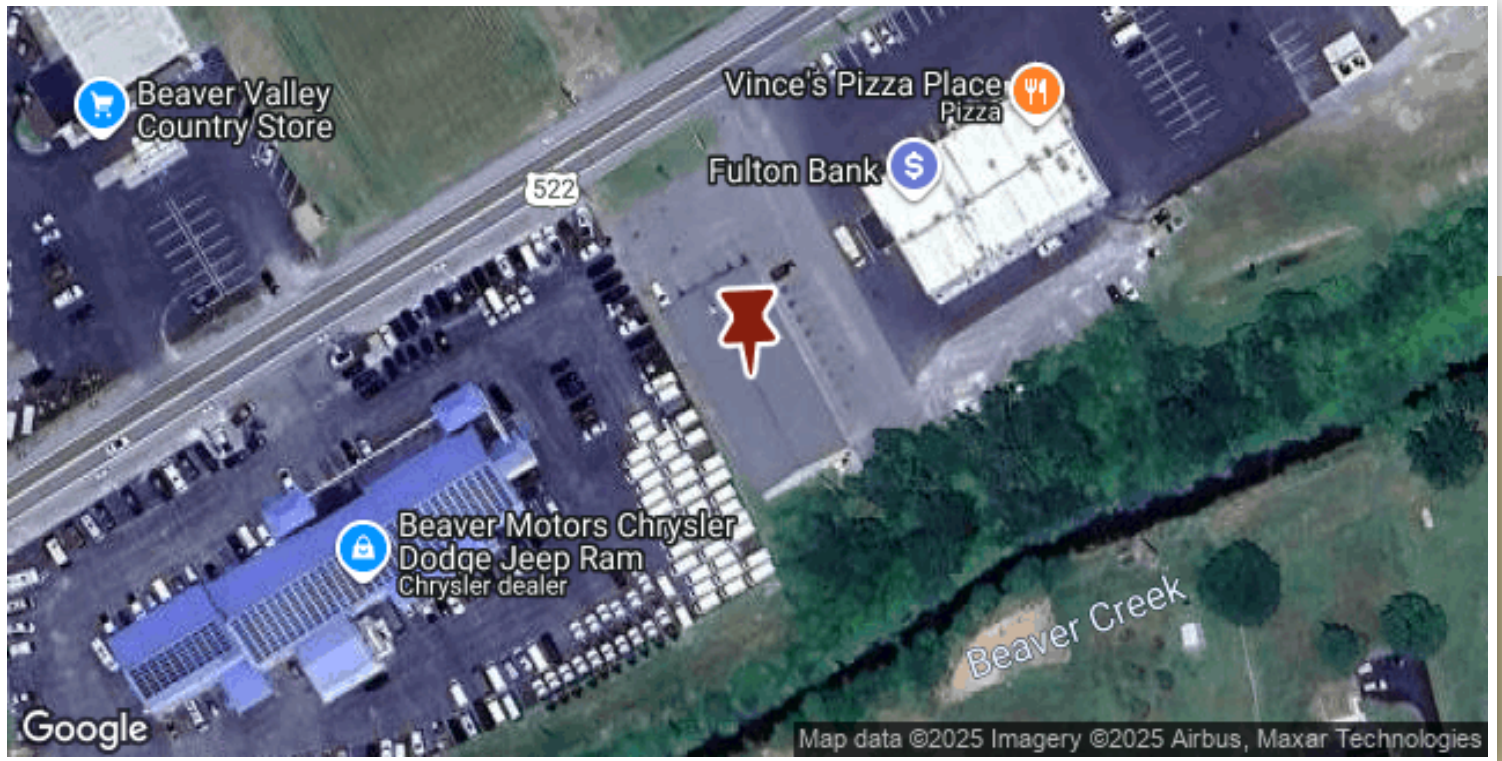
ROUTE

522

19655 Route 522
Beaver Springs, PA,
17812



AERIAL ANNOTATION MAP



ROUTE

522

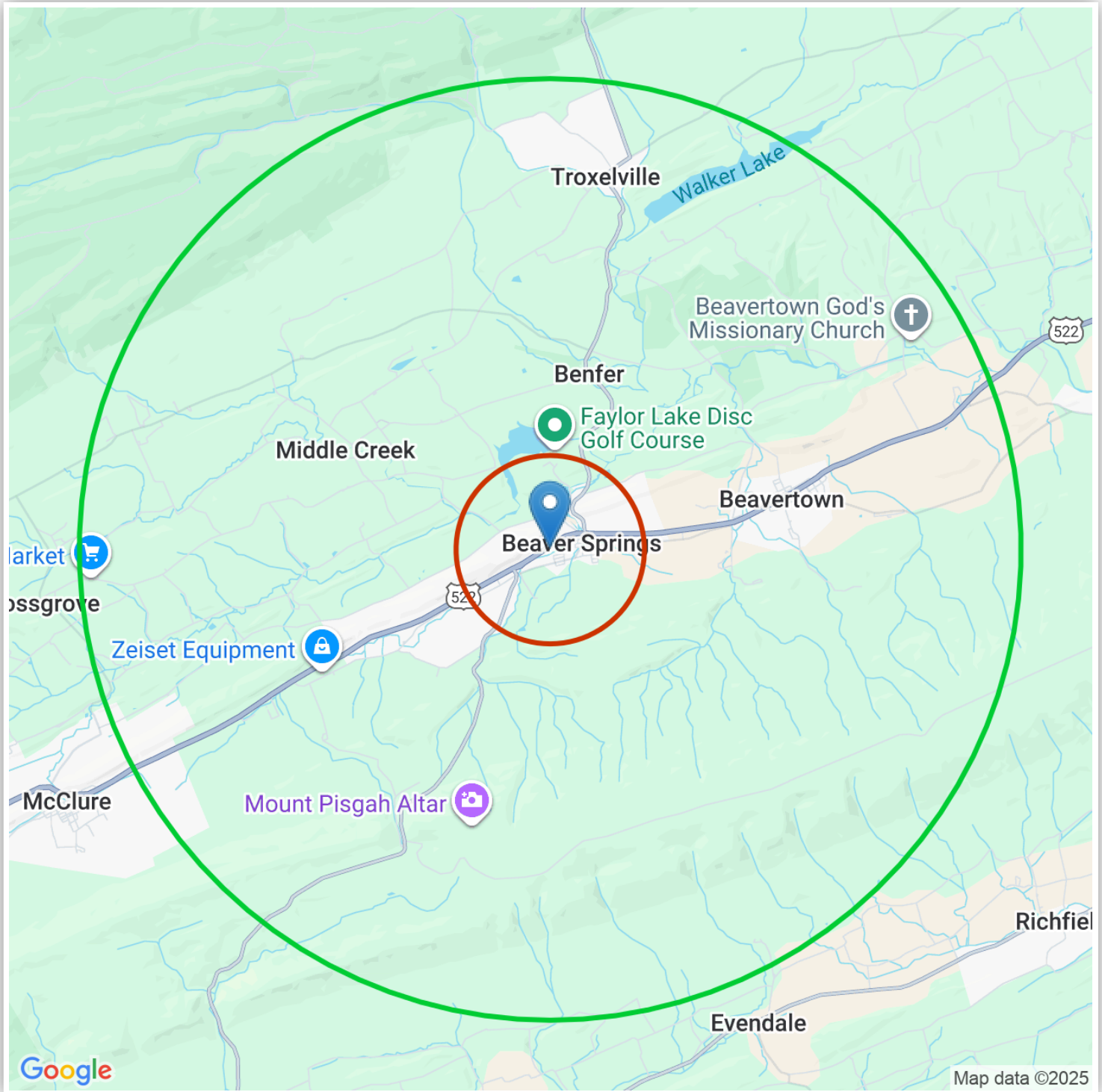
19655 Route 522
Beaver Springs, PA,
17812



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LOCATION/STUDY AREA MAP (RINGS: 1, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

713
Population

41.1 Median Age

2.3
Average Household Size

313
Total Households

EDUCATION

7.66%
No High School Diploma

6.21%
High School Graduate

10.56%
Some College

5.59%
Bachelor's/ Grad

BUSINESS

43
Total Businesses

310
Total Employees

EMPLOYMENT

42
Manufacturing Employees

63
Retail Trade Employees

15
Eating & Drinking Employees

17
Finance/Ins/Real Estate Emp

0% Unemployment Rate

INCOME

\$55,272
Median Household Income

\$28,698
Per Capita Income

\$163,730
Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (17.74%) ■

The smallest group : \$150,000 - \$199,999 (2.58%) ■

Indicator	Value(%)	
< \$15,000	10	■
\$15,000 - \$24,999	12.26	■
\$25,000 - \$34,999	6.77	■
\$35,000 - \$49,999	16.13	■
\$50,000 - \$74,999	17.1	■
\$75,000 - \$99,999	17.74	■
\$100,000 - \$149,999	13.87	■
\$150,000 - \$199,999	2.58	■
\$200,000+	3.55	■



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ROUTE 522

19655 ROUTE 522, BEAVER SPRINGS, PA, 17812



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

4,018
Population

41.3 Median Age

2.62
Average Household Size

1,538
Total Households

EDUCATION

8.63%

No High
School
Diploma

5.61%

High School
Graduate

10.71%

Some College

6.12%

Bachelor's/
Grad

BUSINESS



115

Total Businesses



1,215

Total Employees

EMPLOYMENT

126

Retail Trade
Employees

667

Manufacturing
Employees

27

Eating &
Drinking
Employees

23

Finance/Ins/Real
Estate Emp

2.4%

Unemployment Rate

INCOME



\$55,497

Median Household Income



\$27,591

Per Capita Income



\$183,362

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.44%)

The smallest group : \$200,000+ (2.55%)

Indicator	Value(%)	
< \$15,000	8.1	
\$15,000 - \$24,999	10.12	
\$25,000 - \$34,999	8.3	
\$35,000 - \$49,999	17.31	
\$50,000 - \$74,999	20.44	
\$75,000 - \$99,999	17.83	
\$100,000 - \$149,999	12.21	
\$150,000 - \$199,999	3.14	
\$200,000+	2.55	



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ROUTE 522

19655 ROUTE 522, BEAVER SPRINGS, PA, 17812

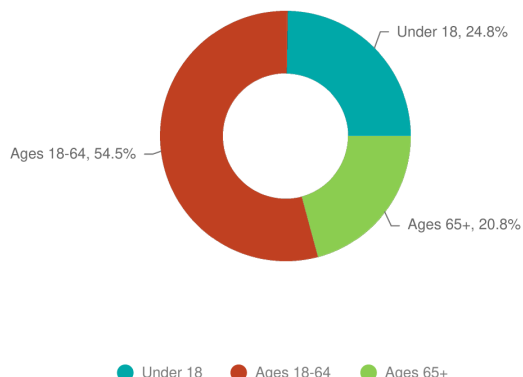


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

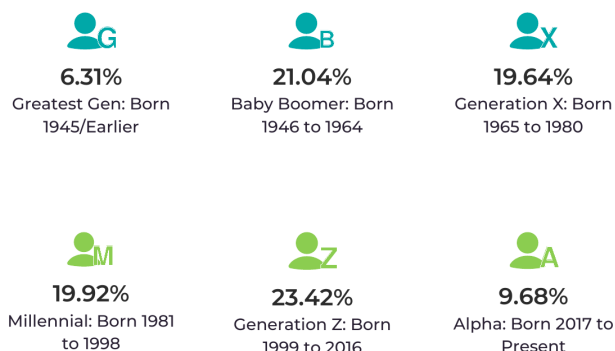
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

713 Population	310 Households	41.1 Median Age
2.3 Avg Size Household	\$55,272 Median Household Income	\$209,459 Median Home Value
59 Wealth Index	100 Housing Affordability	9.4 Diversity Index

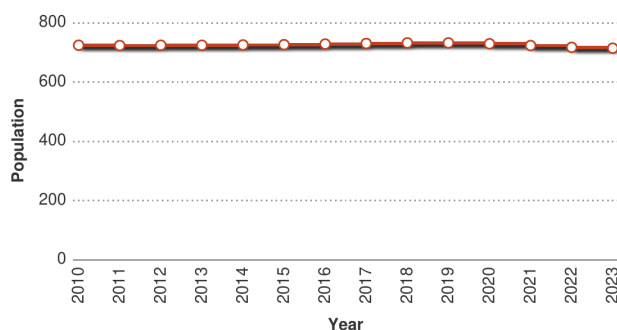
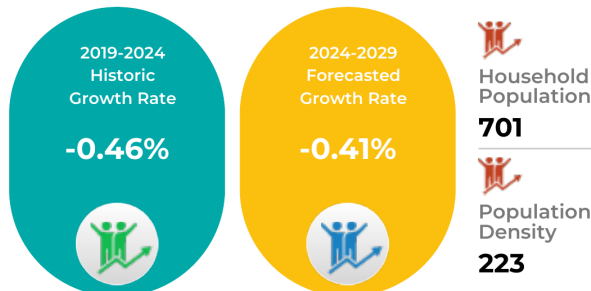
POPULATION BY AGE



POPULATION BY GENERATION



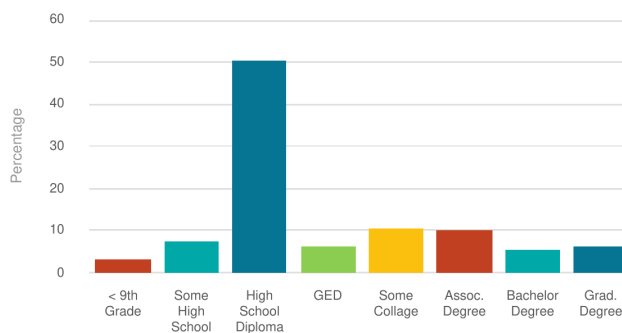
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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ROUTE 522

19655 ROUTE 522, BEAVER SPRINGS, PA, 17812

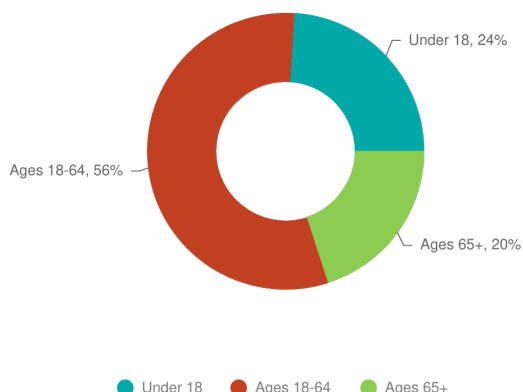


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

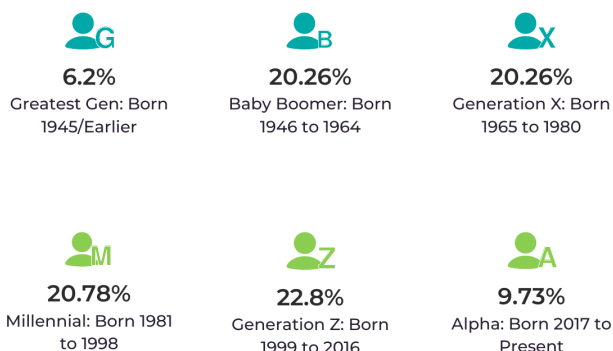
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

4,018 Population	1,531 Households	41.3 Median Age
2.62 Avg Size Household	\$55,497 Median Household Income	\$203,043 Median Home Value
54 Wealth Index	104 Housing Affordability	9.1 Diversity Index

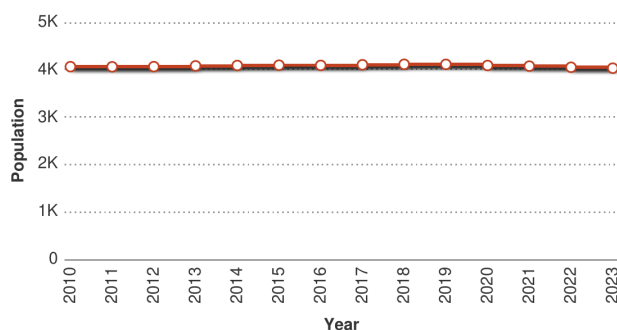
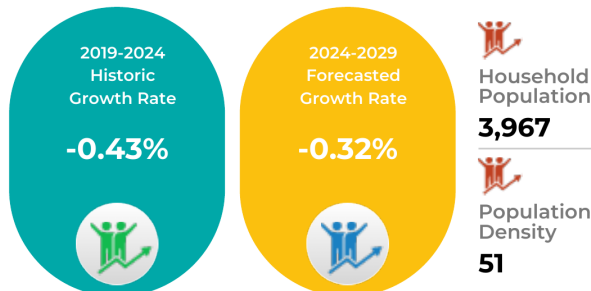
POPULATION BY AGE



POPULATION BY GENERATION



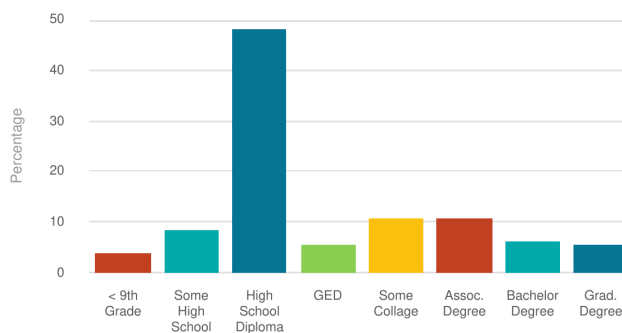
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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ROUTE 522

19655 ROUTE 522, BEAVER SPRINGS, PA, 17812



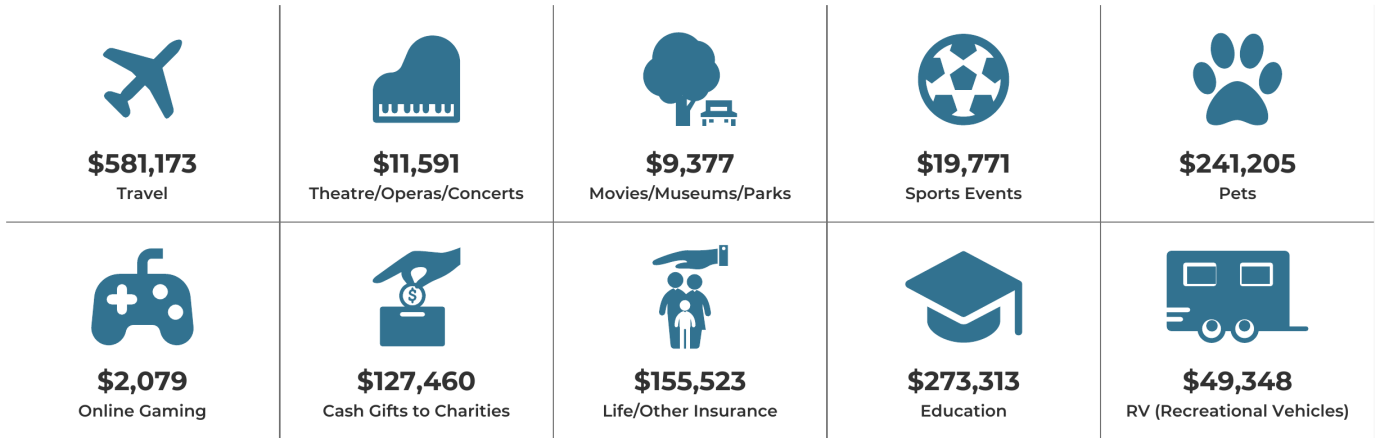
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



10B

LifeMode Group: Rustic Outposts
Rooted Rural
310 Households
Household Percentage: 100.00%
Average Household Size: 2.48
Median Age: 45.2
Median Household Income: \$42,300



1A

LifeMode Group: Affluent Estates
Top Tier
0 Households
Household Percentage: 0.00%
Average Household Size: 2.84
Median Age: 47.3
Median Household Income: \$173,200



1B

LifeMode Group: Affluent Estates
Professional Pride
0 Households
Household Percentage: 0.00%
Average Household Size: 3.13
Median Age: 40.8
Median Household Income: \$138,100



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ROUTE 522

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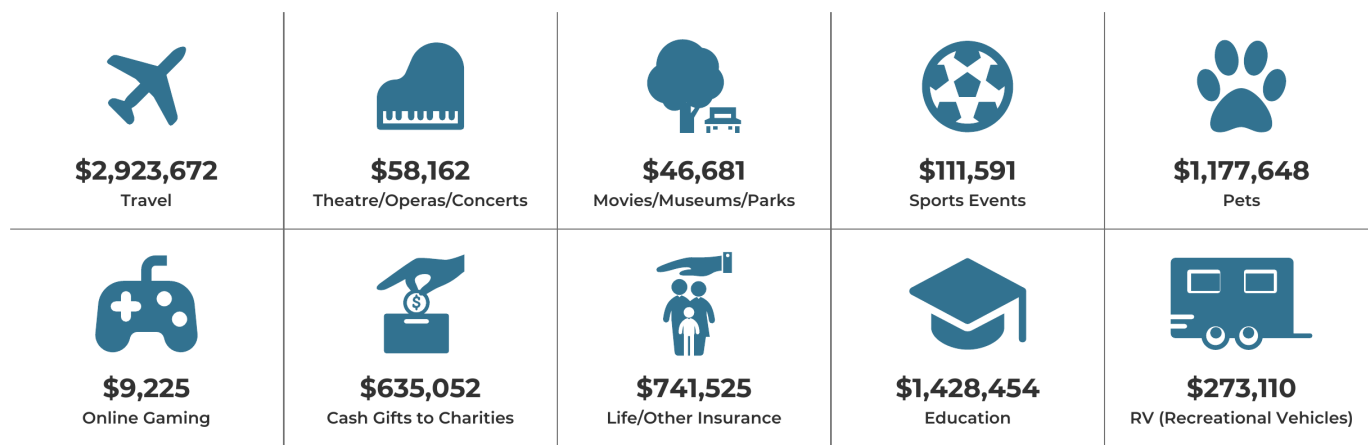
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

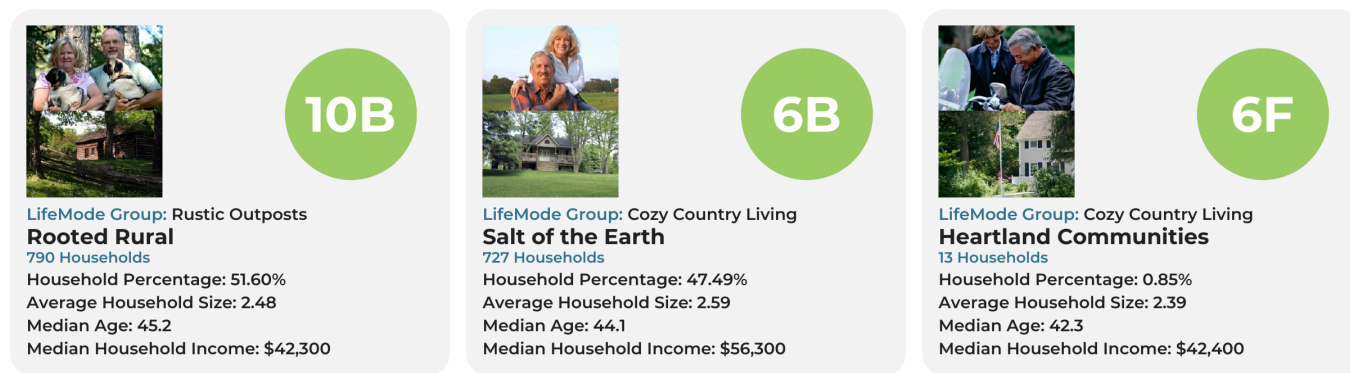
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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ROUTE 522

19655 ROUTE 522, BEAVER SPRINGS, PA, 17812



INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030			
Population	720		727		715		708			
Households	303		313		312		312			
Families	228		213		209		208			
Average Household Size	2.38		2.32		2.29		2.27			
Owner Occupied Housing Units	231		230		234		235			
Renter Occupied Housing Units	72		83		78		76			
Median Age	40.6		41.4		40.2		41.3			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population	-0.20%				0.10%		0.42%			
Households	0.00%				0.23%		0.64%			
Families	-0.10%				0.17%		0.54%			
Owner HHs	0.09%				0.37%		0.91%			
Median Household Income	2.59%				2.28%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
<\$15,000					23	7.4%	20	6.4%		
\$15,000 - \$24,999					36	11.5%	30	9.6%		
\$25,000 - \$34,999					19	6.1%	17	5.4%		
\$35,000 - \$49,999					45	14.4%	40	12.8%		
\$50,000 - \$74,999					44	14.1%	43	13.8%		
\$75,000 - \$99,999					65	20.8%	70	22.4%		
\$100,000 - \$149,999					63	20.2%	70	22.4%		
\$150,000 - \$199,999					11	3.5%	14	4.5%		
\$200,000+					5	1.6%	8	2.6%		
Median Household Income					\$67,383		\$76,575			
Average Household Income					\$71,774		\$78,109			
Per Capita Income					\$28,341		\$31,148			
Population by Age			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			51	7.1%	41	5.6%	43	6.0%	43	6.1%
5 - 9			48	6.7%	50	6.9%	45	6.3%	45	6.4%
10 - 14			45	6.2%	62	8.5%	49	6.8%	45	6.4%
15 - 19			47	6.5%	45	6.2%	55	7.7%	43	6.1%
20 - 24			41	5.7%	28	3.9%	35	4.9%	43	6.1%
25 - 34			80	11.1%	92	12.7%	80	11.2%	68	9.6%
35 - 44			89	12.4%	69	9.5%	88	12.3%	106	15.0%
45 - 54			91	12.6%	97	13.3%	82	11.4%	72	10.2%
55 - 64			98	13.6%	91	12.5%	93	13.0%	95	13.4%
65 - 74			68	9.4%	83	11.4%	80	11.2%	80	11.3%
75 - 84			43	6.0%	51	7.0%	46	6.4%	50	7.1%
85+			18	2.5%	18	2.5%	21	2.9%	17	2.4%
Race and Ethnicity			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			711	98.6%	701	96.4%	684	95.7%	674	95.5%
Black Alone			2	0.3%	3	0.4%	3	0.4%	3	0.4%
American Indian Alone			0	0.0%	1	0.1%	1	0.1%	1	0.1%
Asian Alone			1	0.1%	2	0.3%	2	0.3%	2	0.3%
Pacific Islander Alone			0	0.0%	1	0.1%	4	0.6%	4	0.6%
Some Other Race Alone			1	0.1%	7	1.0%	8	1.1%	8	1.1%
Two or More Races			6	0.8%	12	1.7%	13	1.8%	14	2.0%
Hispanic Origin (Any Race)			1	0.1%	8	1.1%	8	1.1%	10	1.4%

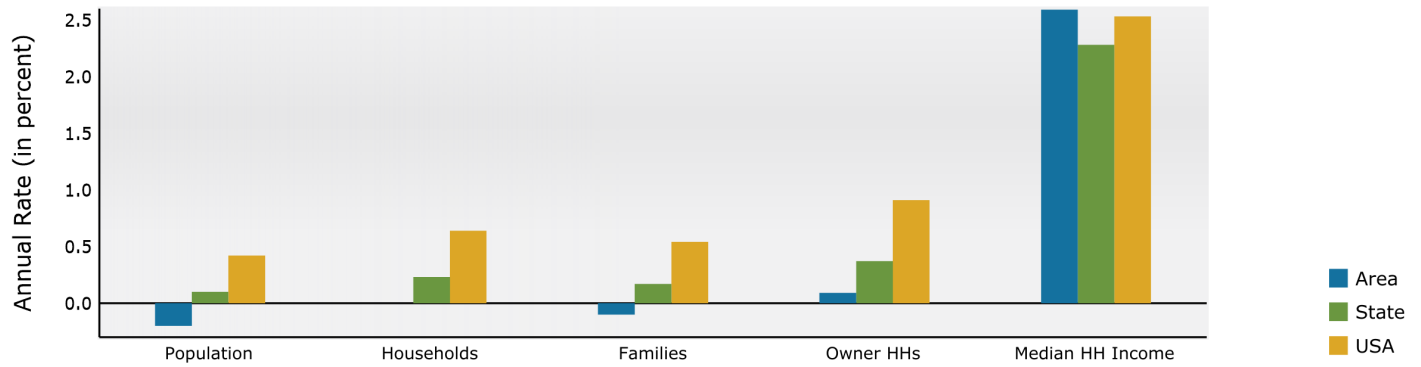
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

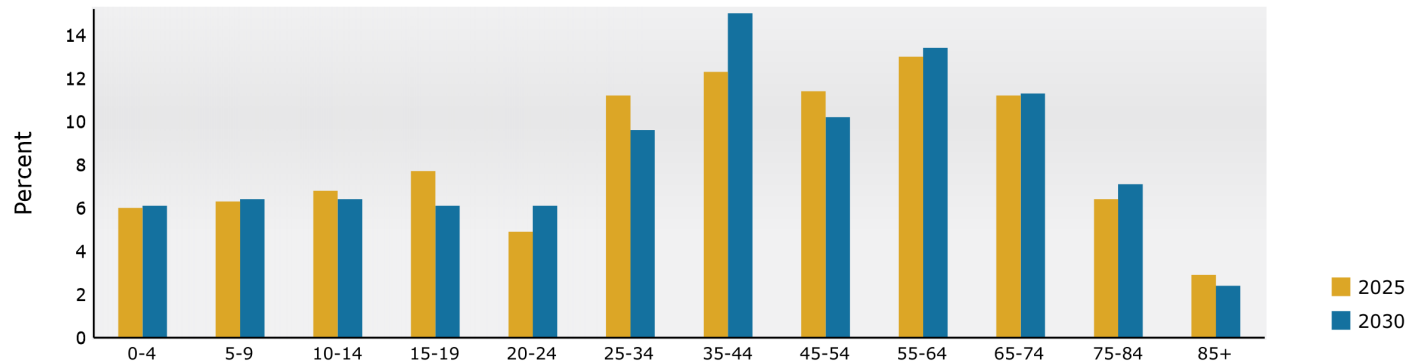


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

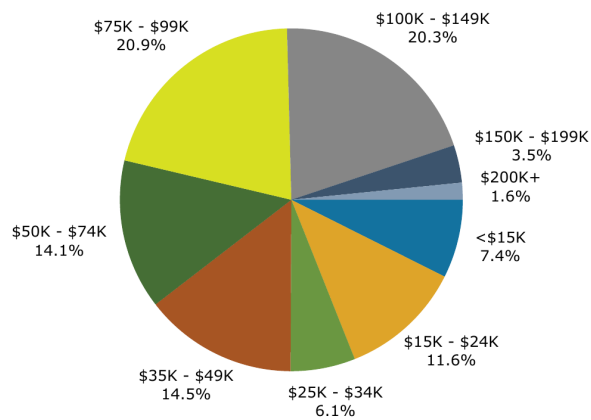
Trends 2025-2030



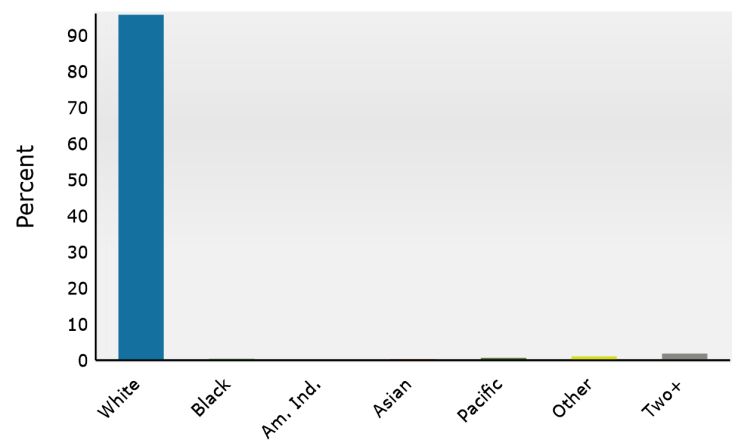
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 1.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030			
Population	4,064		4,093		4,022		3,994			
Households	1,514		1,538		1,536		1,537			
Families	1,137		1,102		1,085		1,082			
Average Household Size	2.68		2.66		2.62		2.60			
Owner Occupied Housing Units	1,165		1,167		1,190		1,197			
Renter Occupied Housing Units	349		371		346		340			
Median Age	40.2		41.2		40.9		41.8			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population			-0.14%		0.10%		0.42%			
Households			0.01%		0.23%		0.64%			
Families			-0.06%		0.17%		0.54%			
Owner HHs			0.12%		0.37%		0.91%			
Median Household Income			2.40%		2.28%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
<\$15,000					93	6.1%	80	5.2%		
\$15,000 - \$24,999					138	9.0%	113	7.4%		
\$25,000 - \$34,999					130	8.5%	113	7.4%		
\$35,000 - \$49,999					237	15.4%	216	14.1%		
\$50,000 - \$74,999					268	17.4%	257	16.7%		
\$75,000 - \$99,999					337	21.9%	361	23.5%		
\$100,000 - \$149,999					246	16.0%	277	18.0%		
\$150,000 - \$199,999					59	3.8%	81	5.3%		
\$200,000+					27	1.8%	40	2.6%		
Median Household Income					\$65,681		\$73,955			
Average Household Income					\$71,637		\$78,164			
Per Capita Income					\$27,918		\$30,704			
Population by Age			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			282	6.9%	241	5.9%	244	6.1%	239	6.0%
5 - 9			277	6.8%	287	7.0%	260	6.5%	254	6.4%
10 - 14			248	6.1%	326	8.0%	280	7.0%	260	6.5%
15 - 19			270	6.6%	246	6.0%	280	7.0%	242	6.1%
20 - 24			237	5.8%	170	4.2%	186	4.6%	212	5.3%
25 - 34			469	11.5%	490	12.0%	459	11.4%	394	9.9%
35 - 44			516	12.7%	450	11.0%	508	12.6%	570	14.3%
45 - 54			570	14.0%	539	13.2%	469	11.7%	475	11.9%
55 - 64			517	12.7%	541	13.2%	557	13.8%	515	12.9%
65 - 74			386	9.5%	424	10.4%	416	10.3%	466	11.7%
75 - 84			218	5.4%	292	7.1%	264	6.6%	262	6.6%
85+			77	1.9%	88	2.2%	100	2.5%	102	2.6%
Race and Ethnicity			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			4,003	98.5%	3,962	96.8%	3,873	96.3%	3,832	95.9%
Black Alone			11	0.3%	12	0.3%	14	0.3%	14	0.4%
American Indian Alone			1	0.0%	3	0.1%	4	0.1%	4	0.1%
Asian Alone			5	0.1%	8	0.2%	8	0.2%	8	0.2%
Pacific Islander Alone			0	0.0%	3	0.1%	10	0.2%	13	0.3%
Some Other Race Alone			10	0.2%	23	0.6%	24	0.6%	26	0.7%
Two or More Races			36	0.9%	83	2.0%	90	2.2%	98	2.5%
Hispanic Origin (Any Race)			17	0.4%	46	1.1%	52	1.3%	56	1.4%

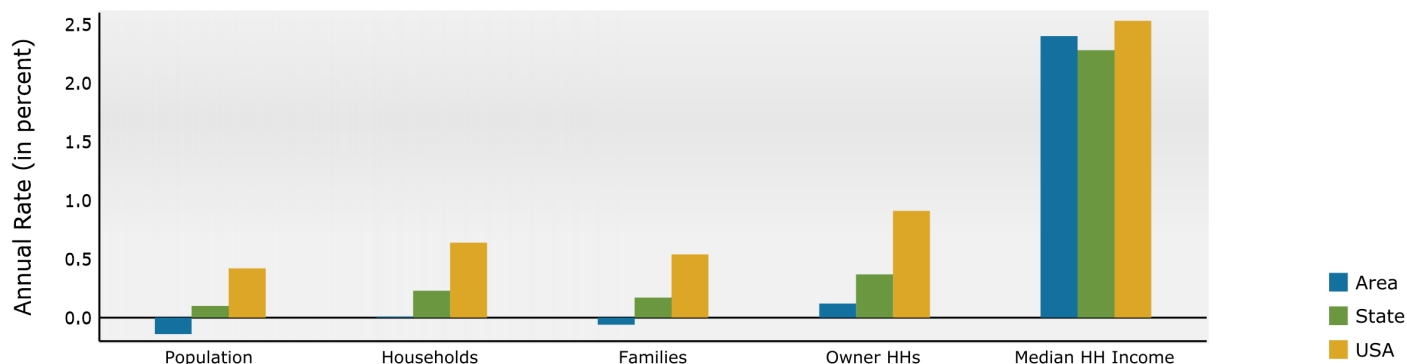
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

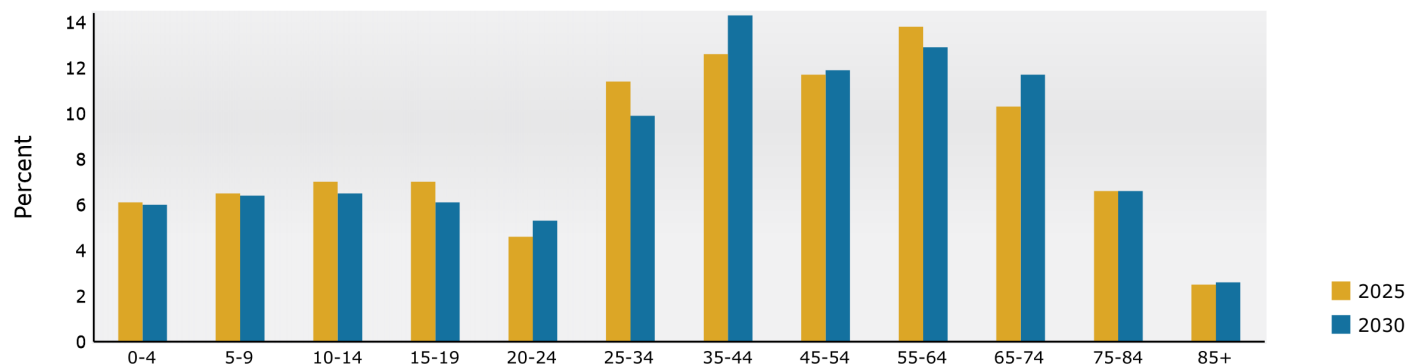


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

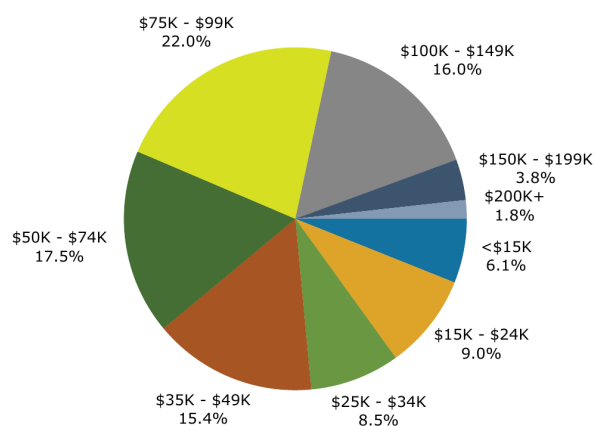
Trends 2025-2030



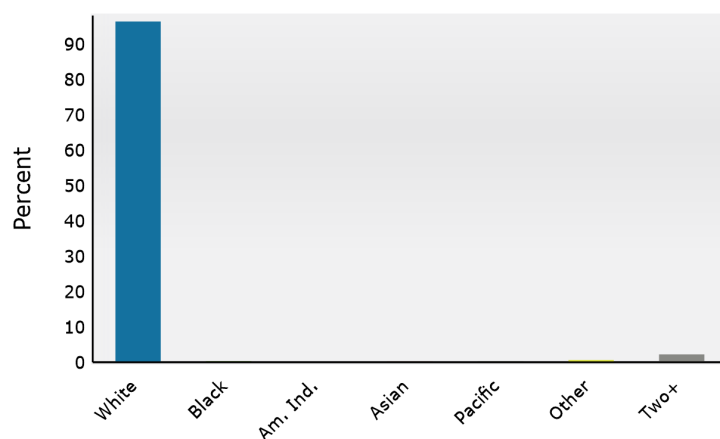
Population by Age



2025 Household Income



2025 Population by Race

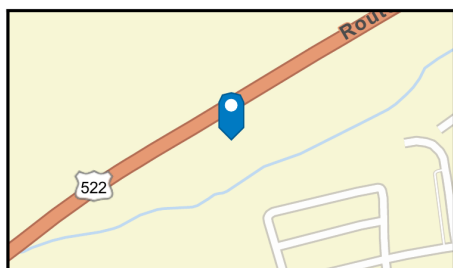


2025 Percent Hispanic Origin: 1.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

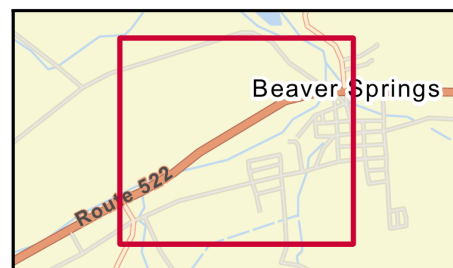


TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).





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Email: c21keim@gmail.com



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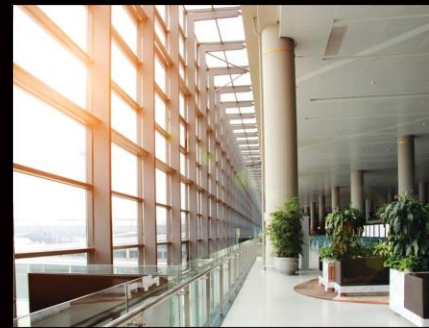
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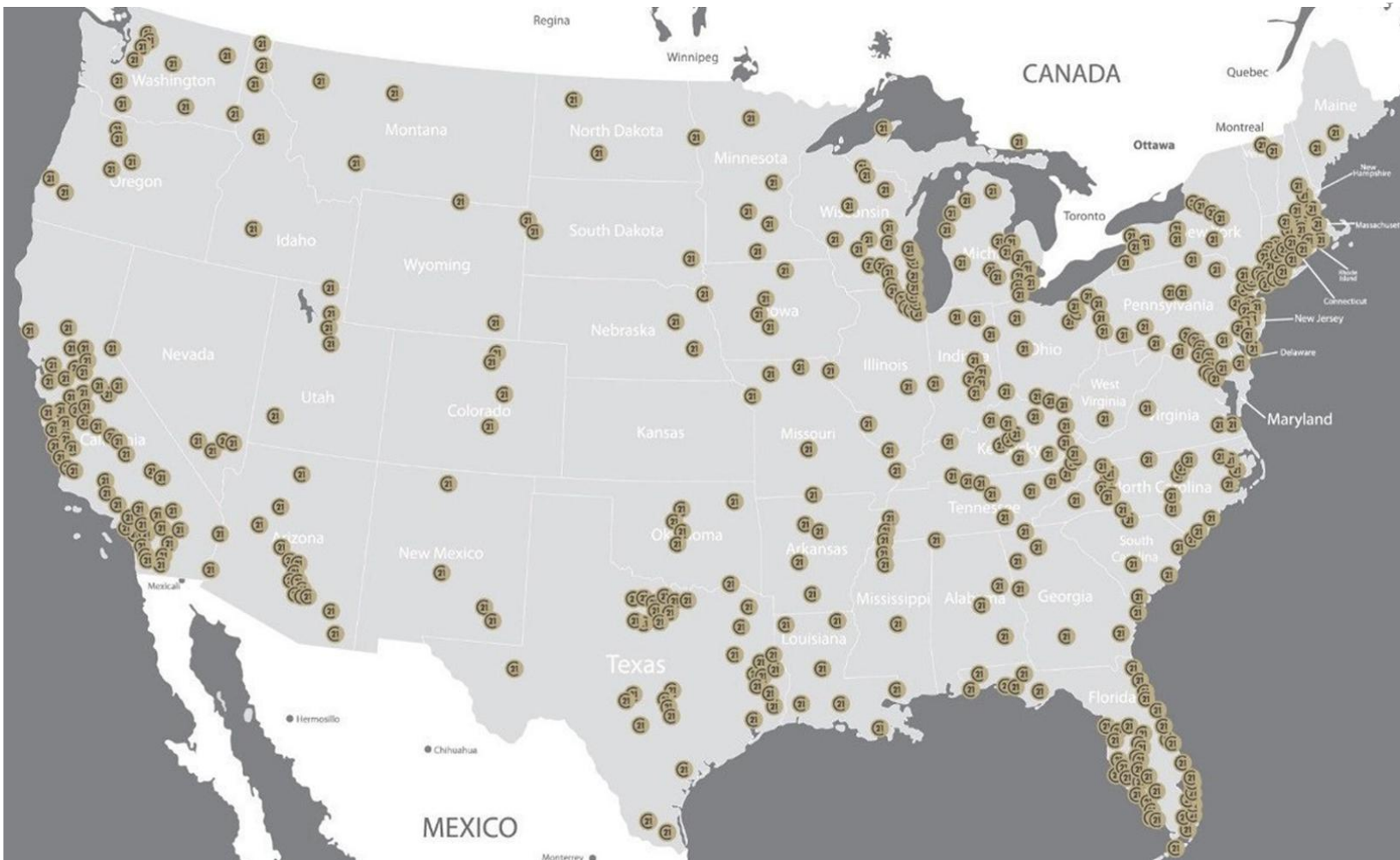
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* Study Source: 2022 Ad Tracking Study. The survey results are based on 1,201 online interviews with a national random sample of adults (ages 18+) who are equal decision makers in real estate transactions and active in the real estate market (bought or sold a home within the past two years or plan to purchase or sell a home within the next two years). Brand awareness question based on a sample of 1,201 respondents. Results are significant at a 90% confidence level, with a margin of error of +/- 2.4%. Recognition question based on consumers aware of brand in question. Results are significant at a 90% confidence level, with a margin of error of +/- 2.4%. The study was conducted by Kantar Group Limited, a leading global market research organization, from November 10-16, 2022. ©2023 Century 21 Real Estate LLC used under license by an independently owned and operated CENTURY 21 franchisee. All rights reserved. CENTURY 21®, C21®, the CENTURY 21 Logo, CENTURY 21 Commercial® and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Century 21 Real Estate LLC nor any of its affiliated companies. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

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