

# 3.92 AC 2-Unit Commercial Investment w/ Additional Income From Billboard

2164 Route 209, Brodheadsville, PA 18322



## OFFERING SUMMARY

Sale Price:	\$359,000
Lot Size:	3.92 Acres
Year Built:	1981
Building Size:	1,800 SF
Zoning:	Commercial
Market:	Monroe County
Submarket:	Chestnuthill Township
Price / SF:	\$199.44

## PROPERTY OVERVIEW

Investment opportunity- Fully rented 2-unit commercial building on 3.92 Acres. Large billboard for additional income. Corner of Rt 209 & Old Route 115 in Brodheadsville. Potential for additional development or additional billboard.

## LOCATION OVERVIEW

Corner of Rt 209 & Old Route 115 in Brodheadsville at signalized light and across the street from the Chestnuthill Diner.

## PROPERTY HIGHLIGHTS

- 3.92 Acres
- Zoned Commercial
- 900 SF Office/Retail Space
- High visibility/signage

## Terri Mickens, CCIM

Broker/Owner  
570.801.6170  
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TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
Sciota, PA 18354

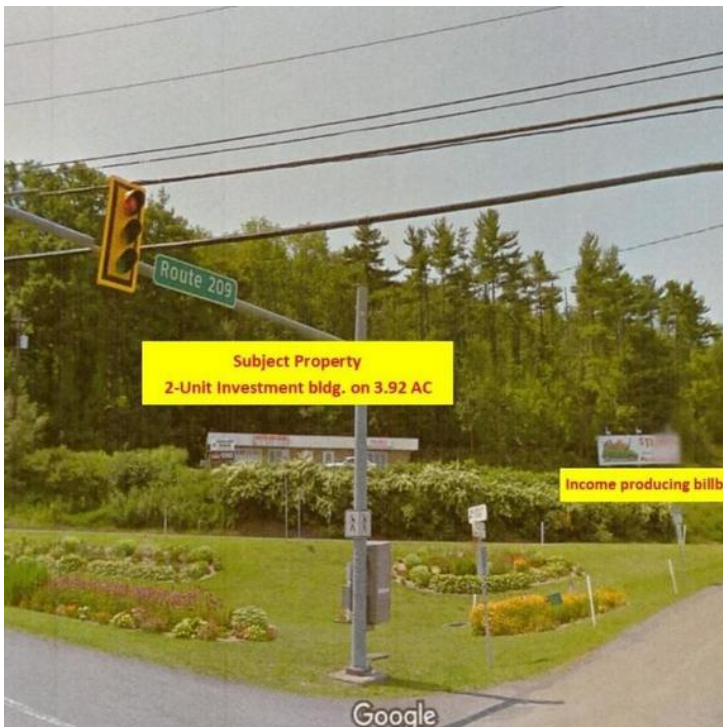


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Google

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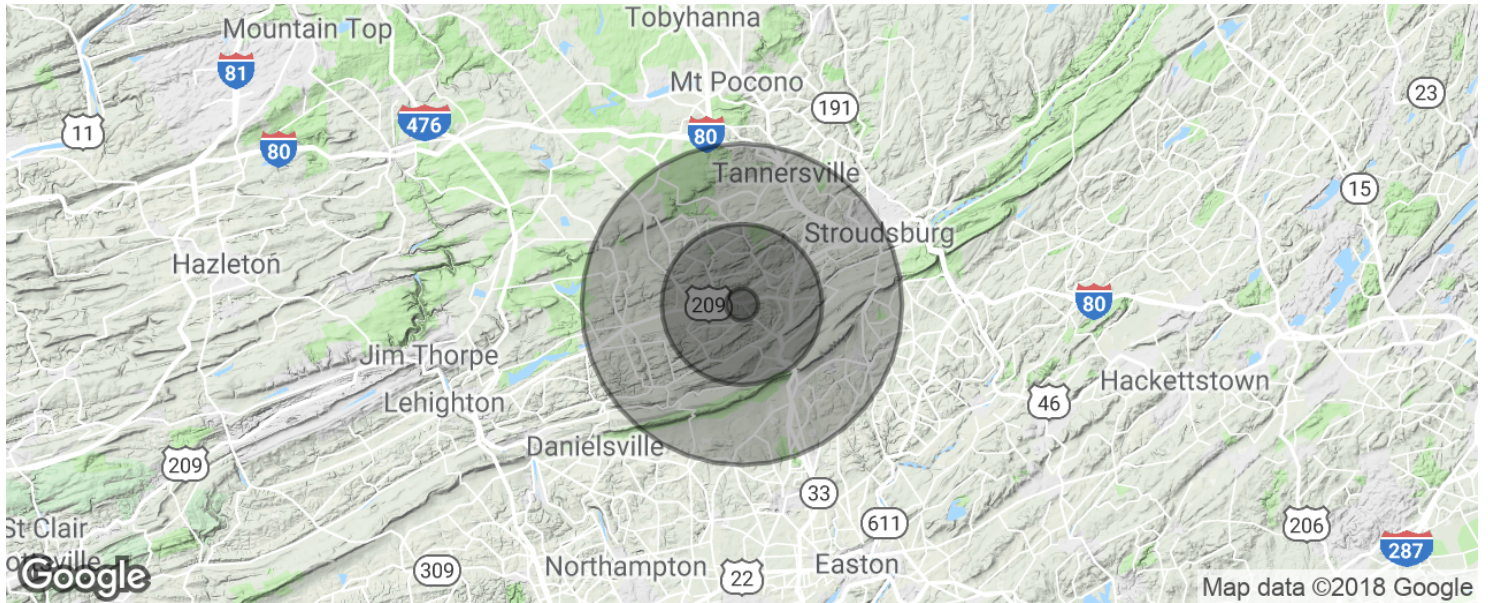
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	966	24,220	96,845
Median age	45.8	41.9	41.5
Median age (Male)	44.1	41.4	40.5
Median age (Female)	48.0	42.7	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	361	8,703	35,477
# of persons per HH	2.7	2.8	2.7
Average HH income	\$70,964	\$74,643	\$72,276
Average house value	\$239,892	\$243,663	\$246,381

\* Demographic data derived from 2010 US Census

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