

# 95 Acre Commercial Development Site Zoned GC & RR

Route 209, Kunkletown, PA 18058



## OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	95.07 Acres
Zoning:	General Commercial/ RR-Rural Residential
Market:	Monroe County
Submarket:	Polk Township
Price / Per Acre:	\$4,154.83

## PROPERTY OVERVIEW

Commercial Development Land. Total of 95 acres with 1650' +/- of road frontage on Route 209 in Polk Township. 21 +/- AC is zoned GC and the remaining 70 AC +/- is Zoned RR. The land is currently in Act 319 clean and green.

## LOCATION OVERVIEW

Located on busy Route 209 (Interchange Road) Less than a mile to Route 534 and less than 5 miles to PA Turnpike

## PROPERTY HIGHLIGHTS

- 95.07 AC
- Zoned VC/RR
- ADT 18,000
- 1,650 road frontage on Route 209

## Terri Mickens, CCIM

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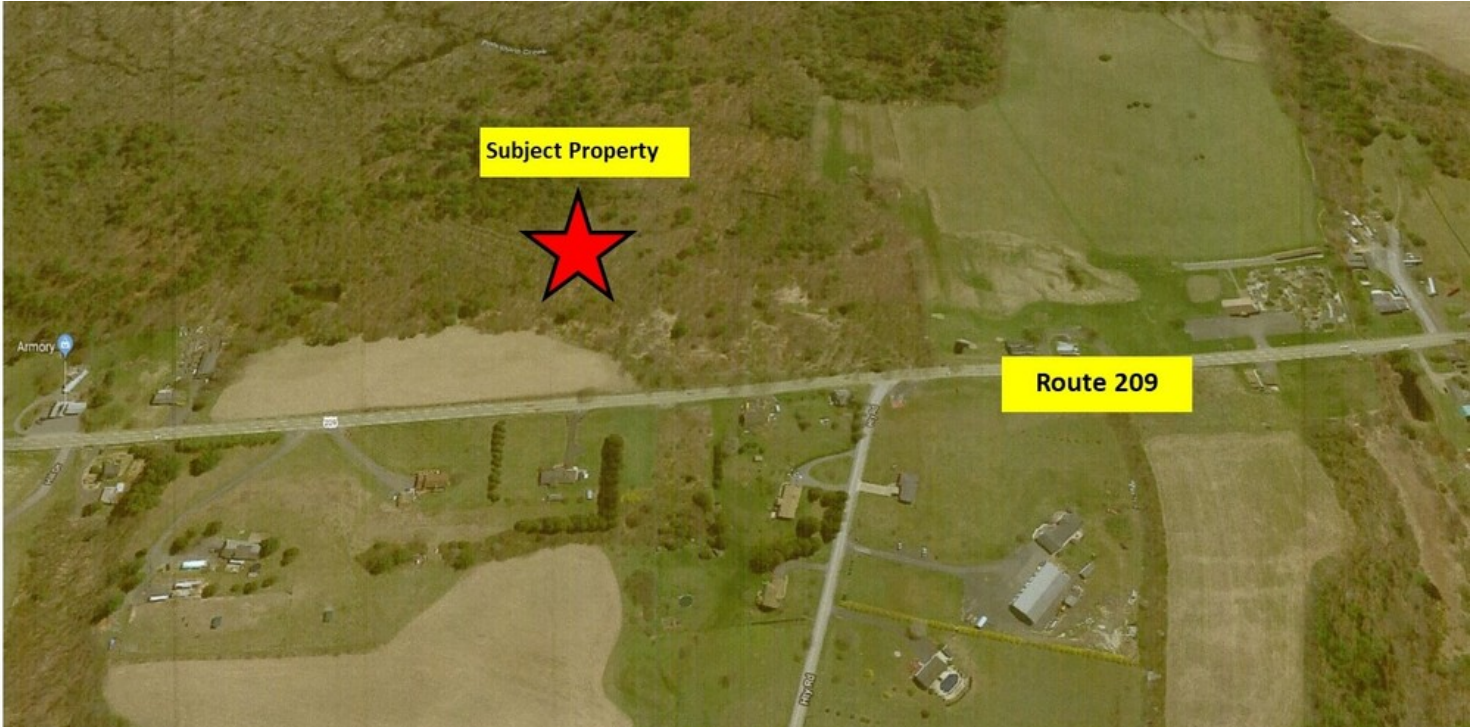
TACM Commercial Realty Inc  
2331 Route 209/Suite 5  
Sciota, PA 18354



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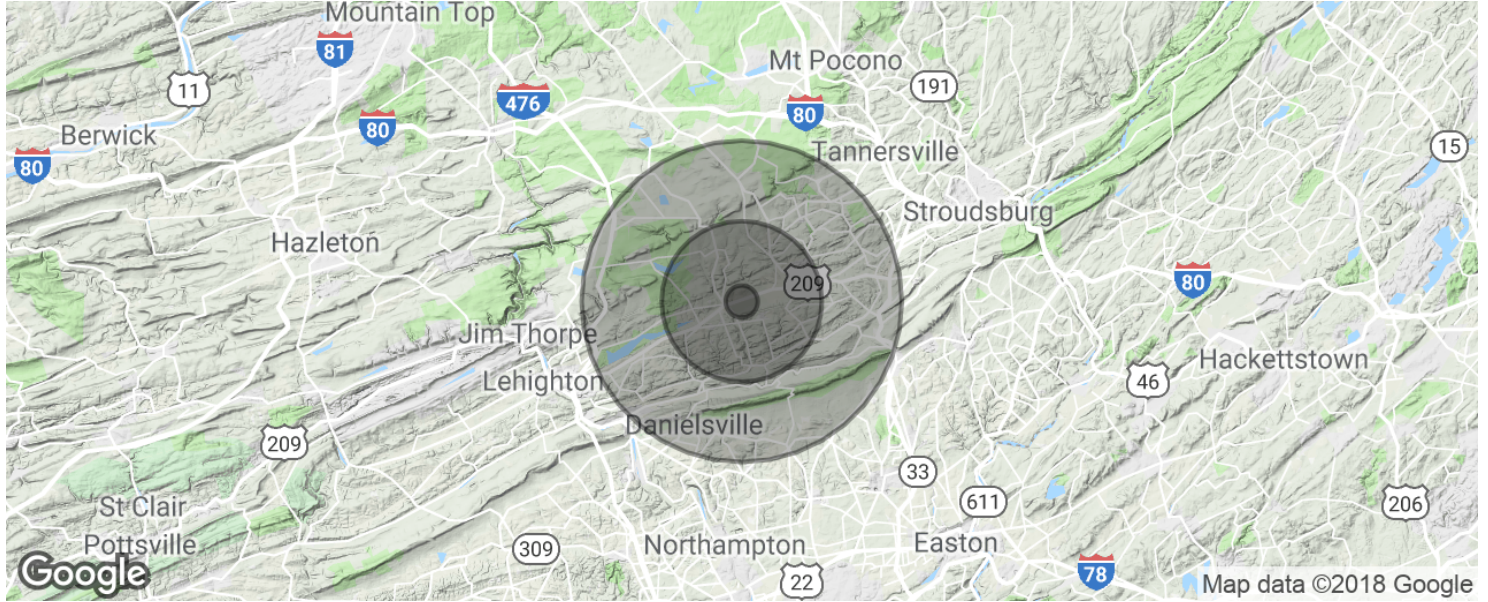
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	786	19,264	75,306
Median age	40.3	41.4	41.8
Median age (Male)	39.1	40.3	40.6
Median age (Female)	42.2	42.7	42.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	285	7,110	27,808
# of persons per HH	2.8	2.7	2.7
Average HH income	\$67,121	\$65,587	\$67,858
Average house value		\$236,147	\$225,584

\* Demographic data derived from 2010 US Census

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