

# 7.19 Commercial Development Site

625 Cherry Lane Rd, Bartonsville, PA 18321



## OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	7.19 Acres
Zoning:	C1-Commercial
Market:	Monroe County
Submarket:	Pocono Township
Traffic Count:	51,000
Price / Per Acre:	\$27,677.33

## PROPERTY OVERVIEW

7.19 Acre Commercial Development Site. Situated at corner of Learn Rd & Cherry Lane Rd in heart of Tannersville. A block off of Route 611 allows for some visibility. Zoning is C1 with available public utilities. Wetland delineations provides for development on the 3+/- acre corner of parcel.

## LOCATION OVERVIEW

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## PROPERTY HIGHLIGHTS

- 7.19 Acres
- Zoned C-1 Commercial
- ADT 51,000 (Rt 611)
- Raw land
- Public utilities

## Terri Mickens, CCIM

Broker/Owner  
 570.801.6170  
 570.242.3962  
 tmickens@ptd.net

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

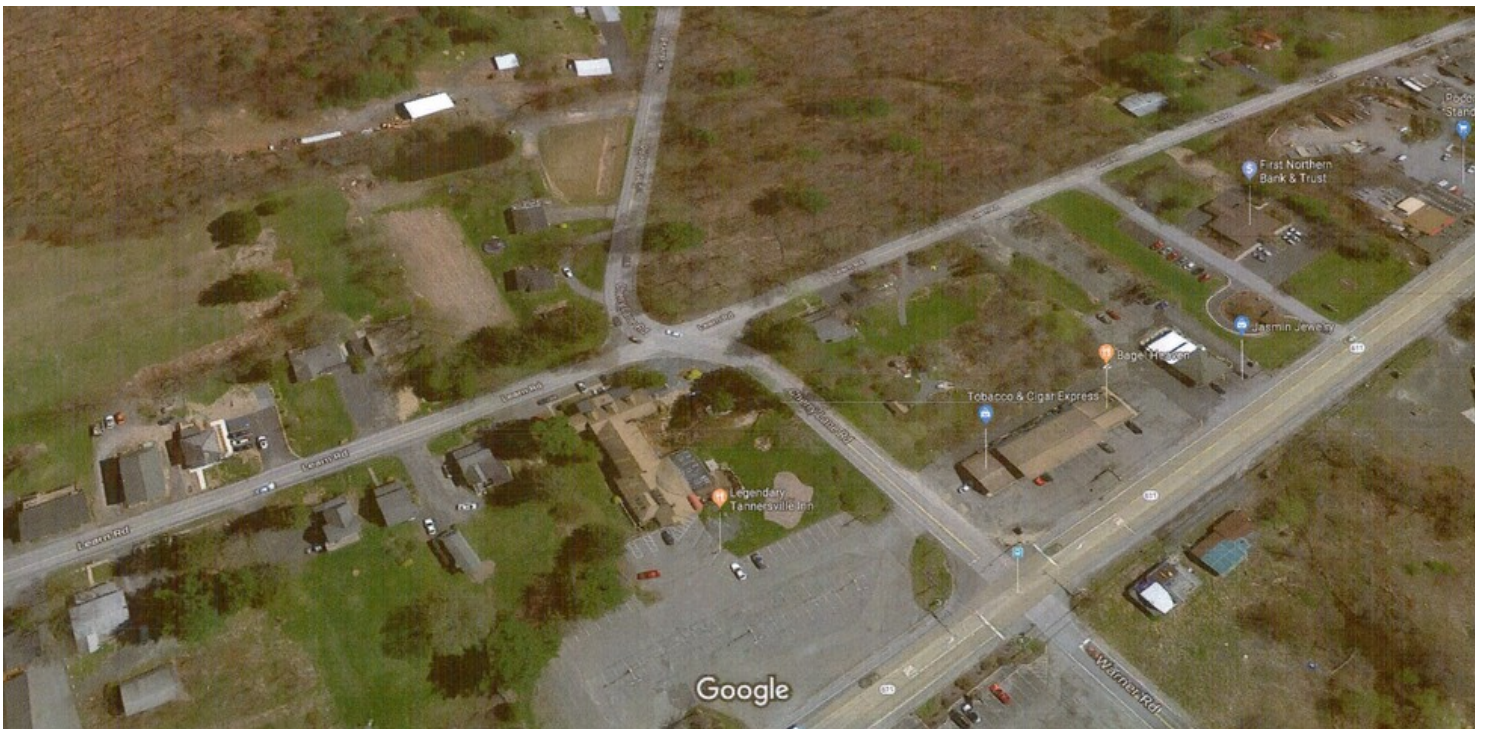


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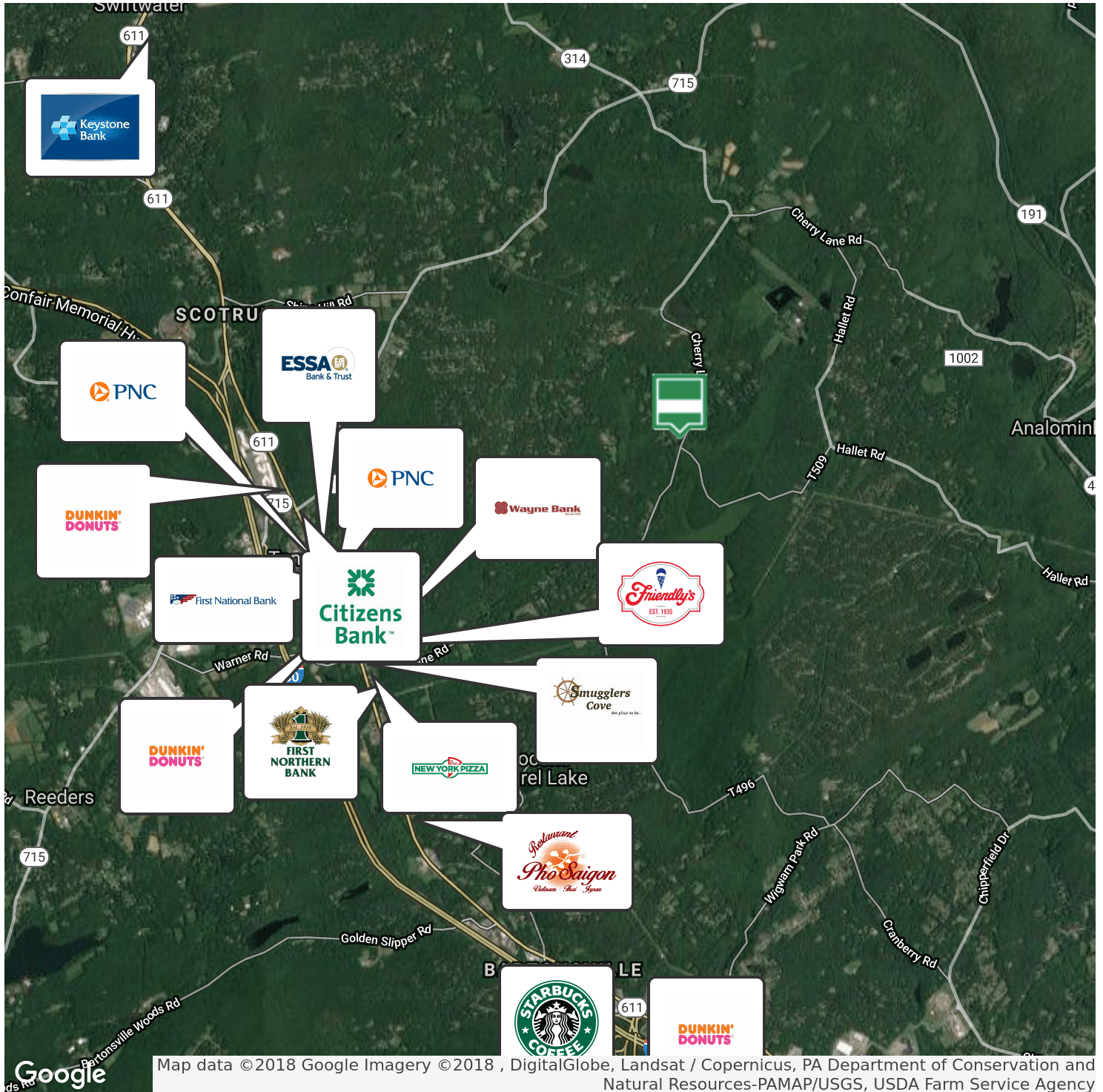
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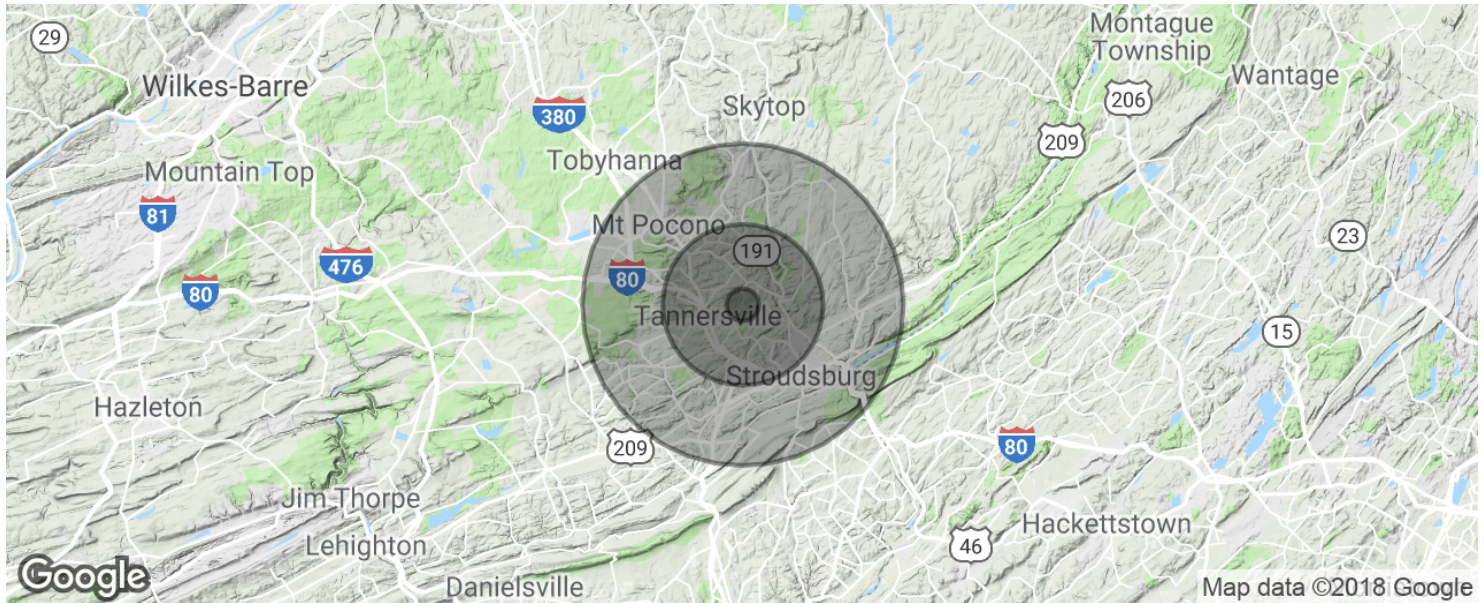
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,360	34,121	112,809
Median age	42.3	41.3	38.6
Median age (Male)	42.4	40.2	37.8
Median age (Female)	42.2	41.6	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	536	12,757	40,700
# of persons per HH	2.5	2.7	2.8
Average HH income	\$72,433	\$77,002	\$72,100
Average house value		\$250,629	\$245,291

\* Demographic data derived from 2010 US Census

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