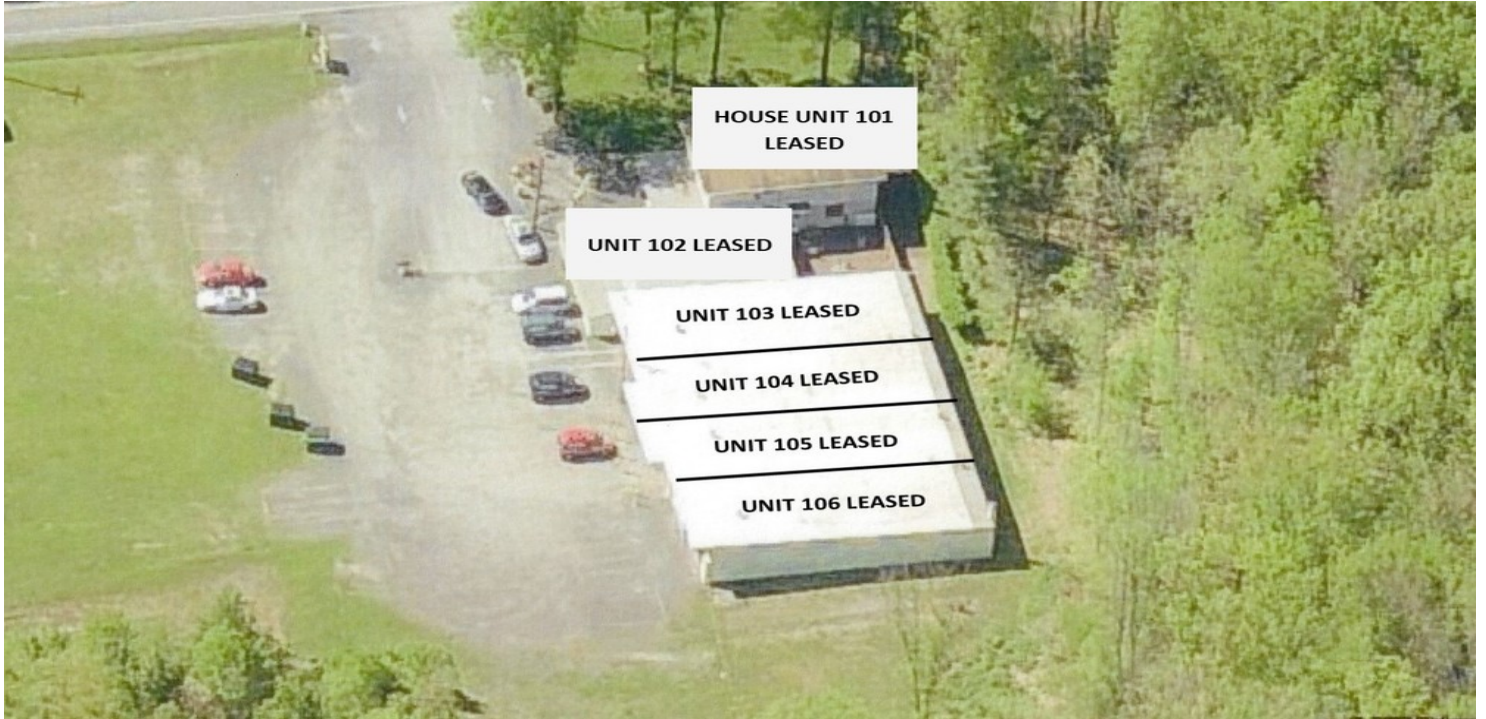


10,694 SF Industrial Bldg w/ Residence & Retail

1145 Interchange Road, Gilbert, PA 18331



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	13.0 Acres
Year Built:	1969
Building Size:	10,694 SF
Zoning:	I-Industrial
Market:	Monroe County
Submarket:	Polk Township
Price / SF:	\$79.48

PROPERTY OVERVIEW

10, 694 SF Industrial building which is fully leased plus an attached retail store and separate residence available for use. Strong rental history and good traffic location. Excellent owner/user occupied investment. Site of 13 acres zoned I-Industrial.

LOCATION OVERVIEW

Located on Route 209 right before Route 534 intersection. Less than 5 miles to the PA-Turnpike.

PROPERTY HIGHLIGHTS

- Fully rented Industrial spaces
- 3 BR Rental Home rented
- 13 AC site Zoned I-Industrial

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



No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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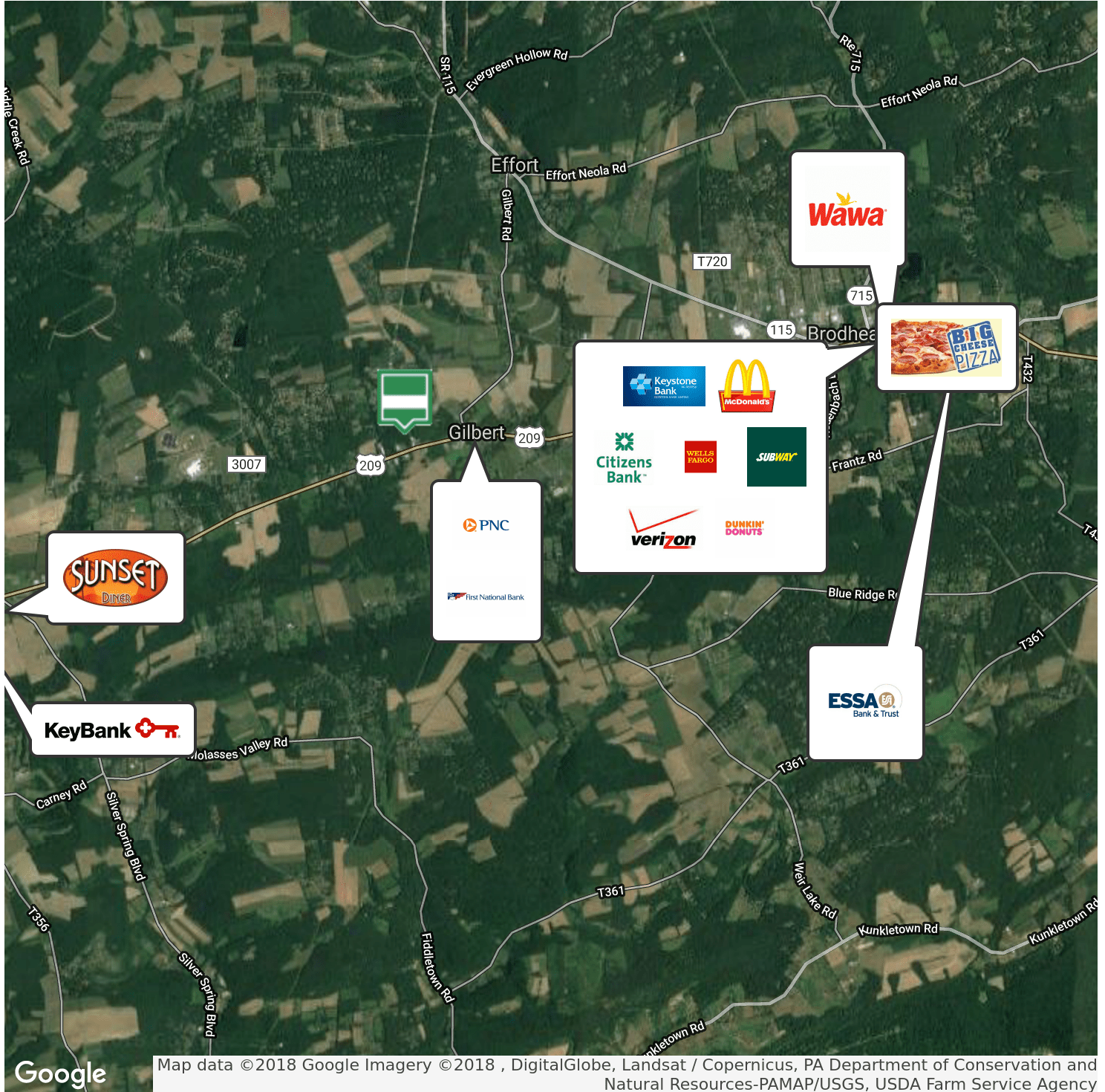
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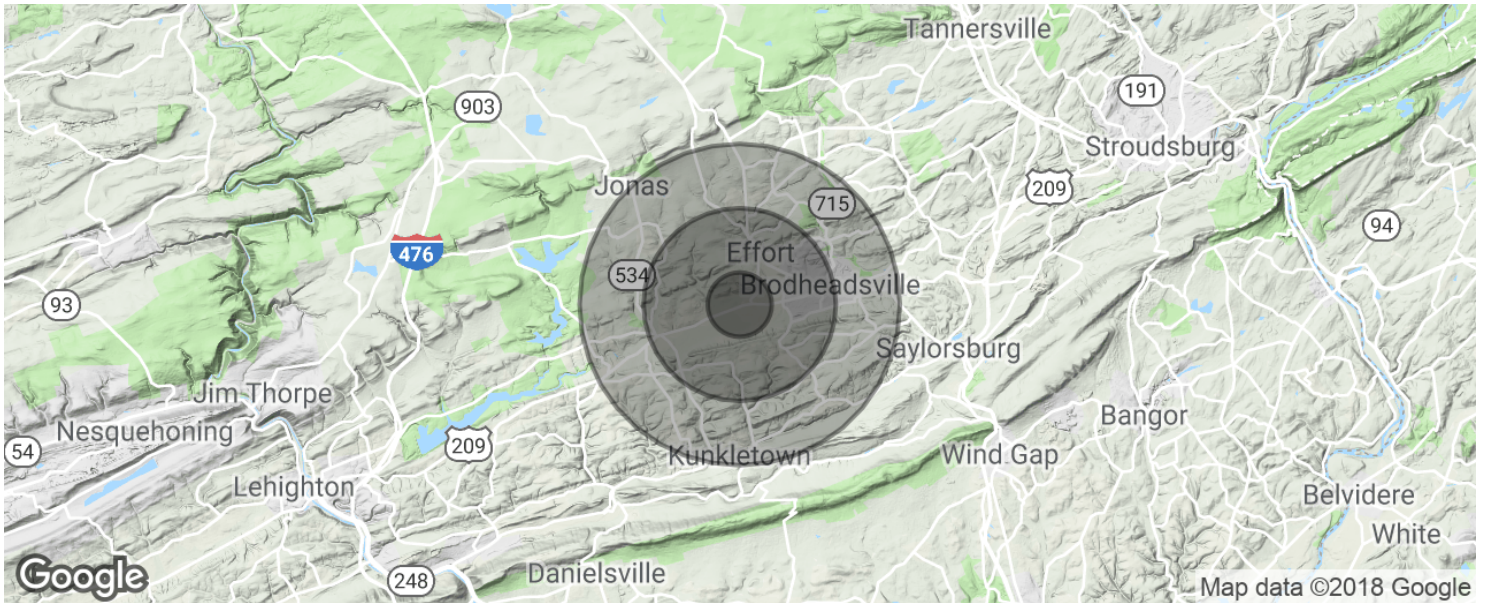


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	841	8,249	23,107
Median age	42.2	41.5	40.8
Median age (Male)	40.8	40.1	39.3
Median age (Female)	44.3	43.3	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	308	3,002	8,326
# of persons per HH	2.7	2.7	2.8
Average HH income	\$68,362	\$66,932	\$67,125
Average house value		\$237,486	\$236,942

* Demographic data derived from 2010 US Census

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