

# BUSHKILL GENERAL STORE



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# EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION

The property was formerly Mobil Gas Station, Abby's General Store, and Bushkill General Store. It will now be converted into office and retail suites. The first floor of the building is approximately 5,400 SF with 4,500+ SF available for lease for retail and office tenants. This site is minutes from the Tamiment Golf Course, and major highways are easily accessible from the site. Frontage: 100 Feet.

## LOCATION

The property is located along the heavily traveled Route 209. The building is placed on the corner of the cross streets - Bushkill Falls Road and the Route 209 in Pike County, PA. It will serve as a key contributor to the Highland Village project (1,800+ acres of NEW residential development), which will be a 5 – 10 minute drive for future residents.



## BUILDING SPECIFICATIONS

<b>Prop Bldg Size(s):</b>	22,000 – Overall Sq. Ft. 4,500+ - Retail/Office Sq. Ft.
<b>Land Parcel:</b>	Four-sided (irregularly shaped/rectangular)
<b>Acreage:</b>	0.615 acres, 22,000 Sq. Ft.
<b>Tax Map #:</b>	200.02-1-14, 0.26 Acres 200.02-1-15, 0.35 Acres
<b>Property Line:</b>	Southern – 213 Ft. Northern – 222.63 Ft. Western (rear) – 100 Ft. Eastern (front) – 100 Ft.
<b>Public Utilities:</b>	Telephone & Electric
<b>On-Site Utilities:</b>	Well & Septic
<b>Floodplain:</b>	Property is located outside the floodplain
<b>Site Improvements:</b>	New Septic System (January 2007)
<b>Zoning:</b>	LC - Light Commercial (variety of retail & service businesses) DD – Development District (township's only commercial zoning classification)

## GENERAL INFORMATION

### **Location:**

Route 209 & Bushkill Falls Rd.  
Bushkill, Pa 18324

### **Property Type:**

Commercial (Office / Retail)

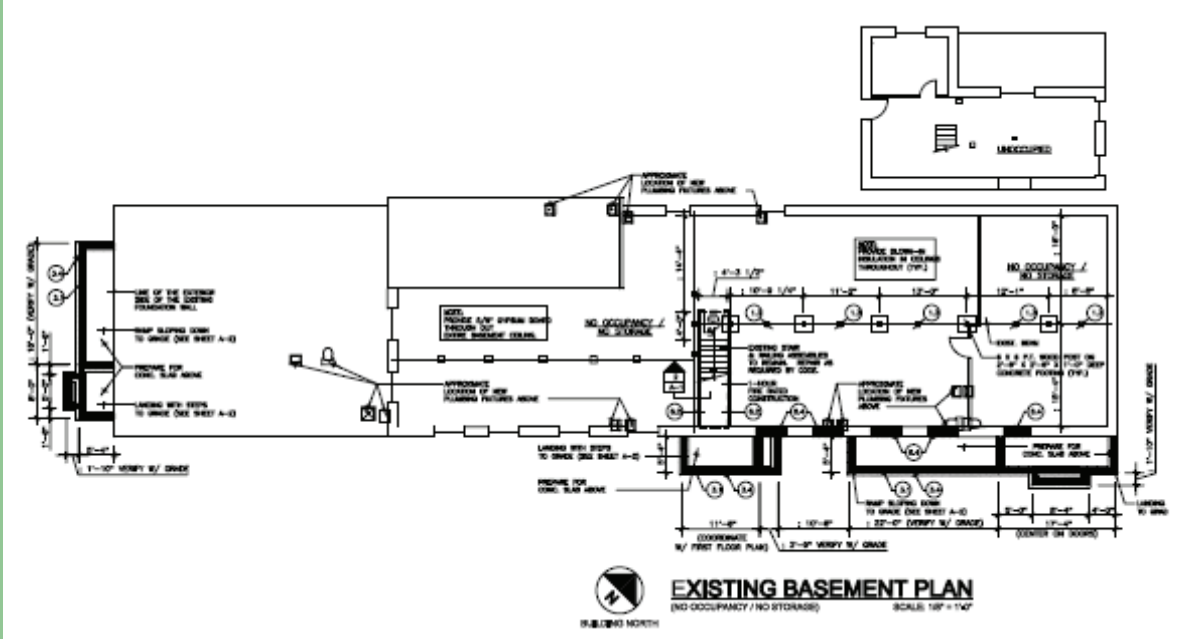
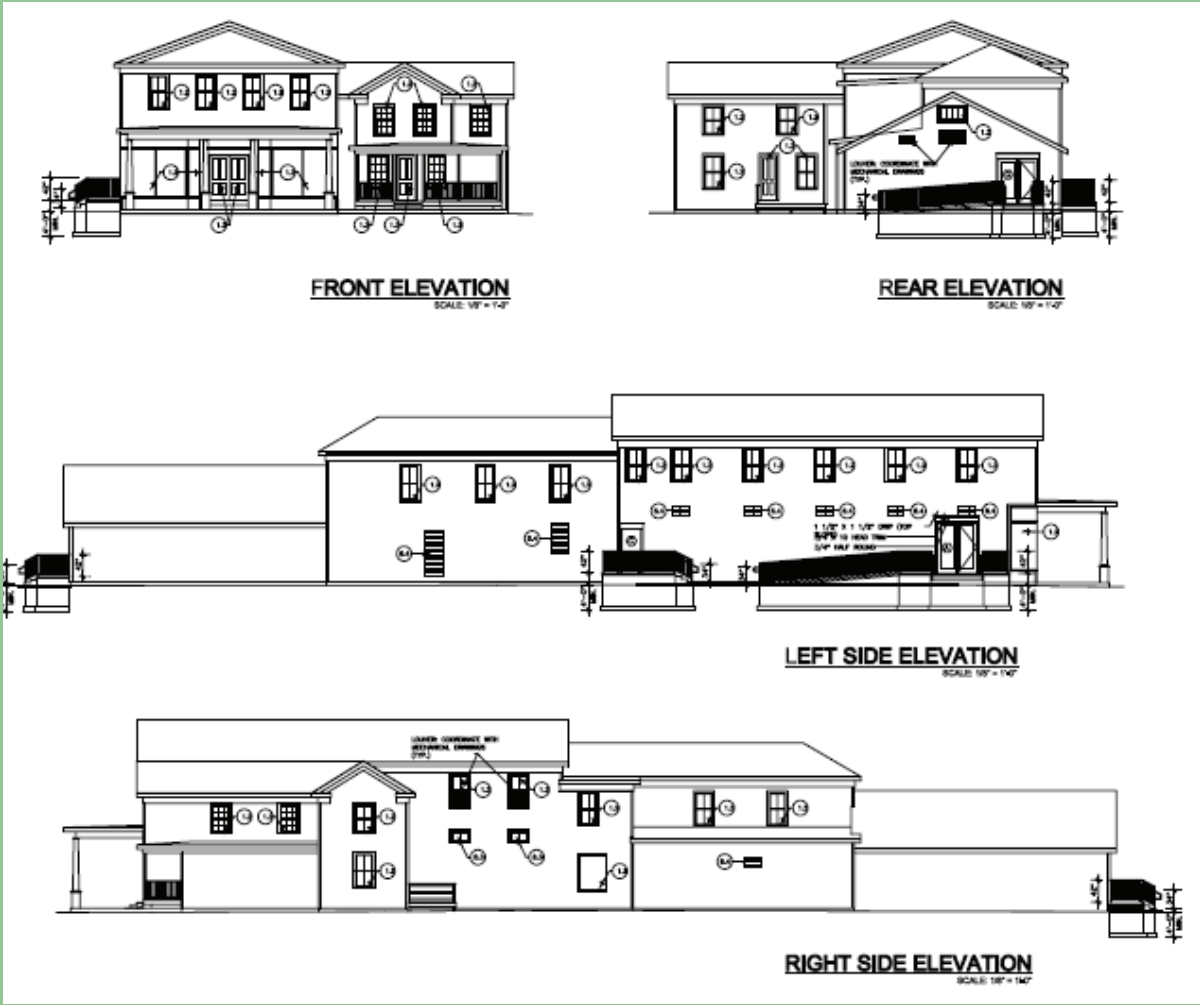
**Building Size:** 10,000+ Sq. Ft.

## LEASABLE SQUARE FEET

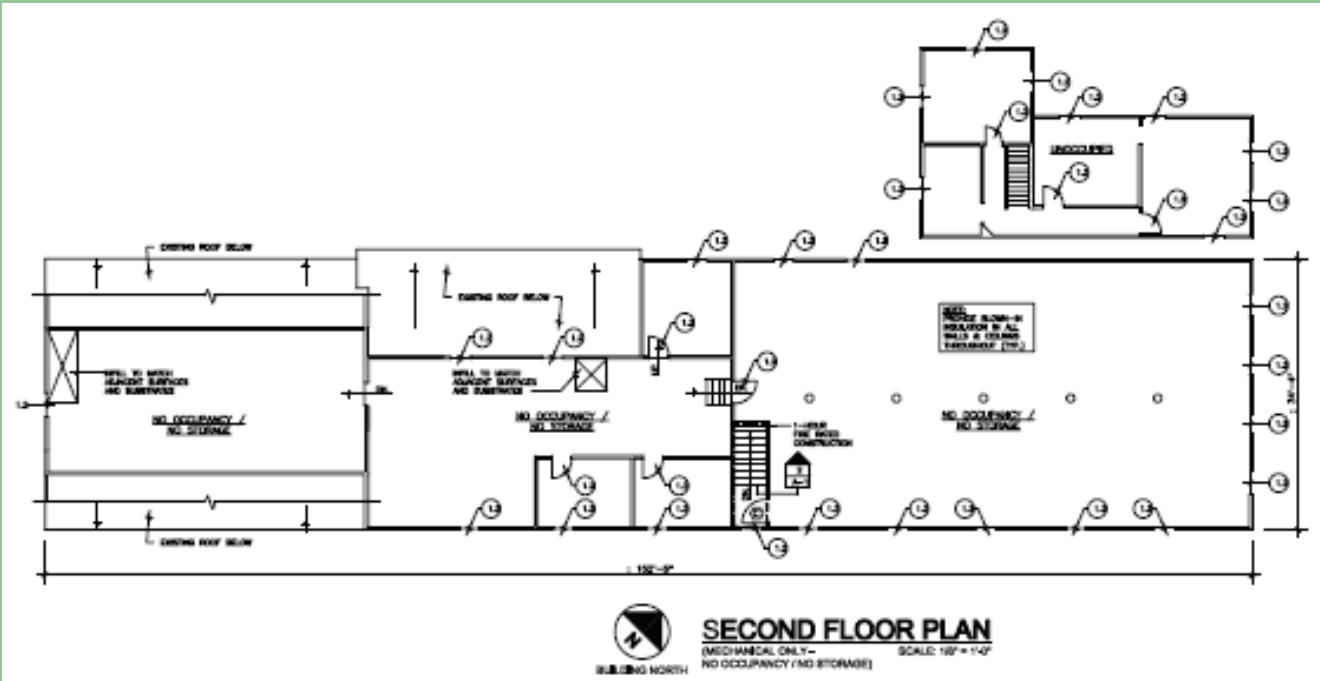
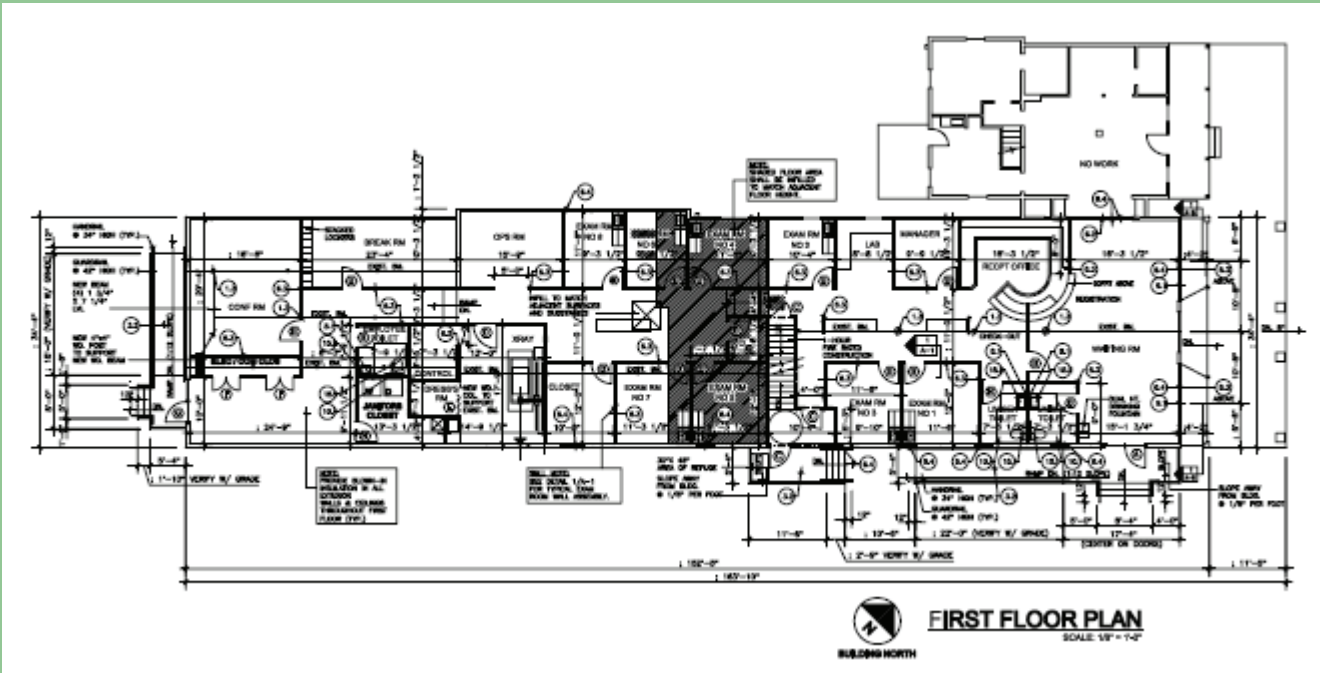
- Entire property 10,534sq. ft. (gross)
- 1<sup>st</sup> floor 4,773sq. ft. leasable, (gross area minus common space)
- 2<sup>nd</sup> floor 2,652 sq. ft. leasable, (gross area minus common area)
- Annex 1,753 sq. ft. gross



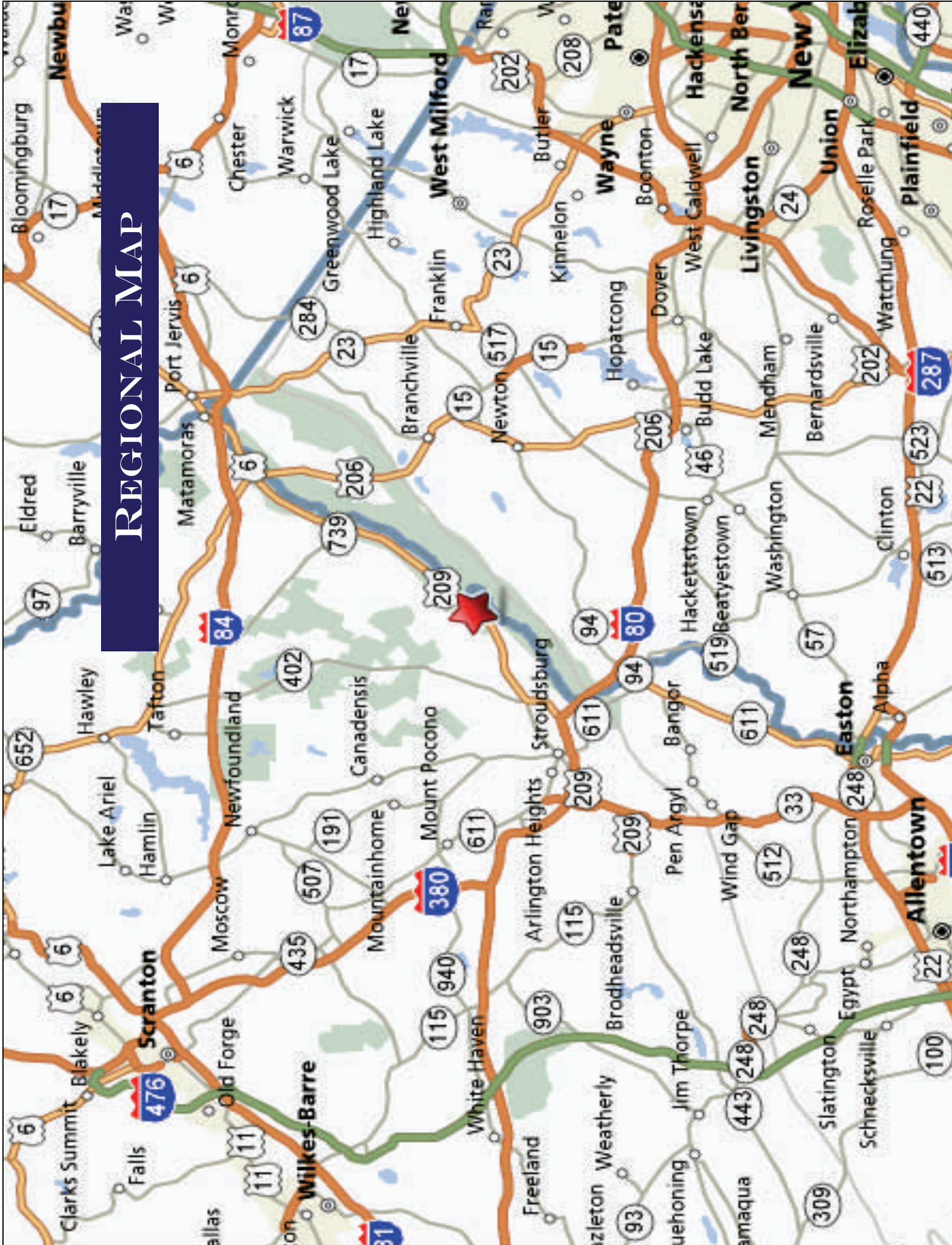
# PLANS



# PLANS



# REGIONAL MAP

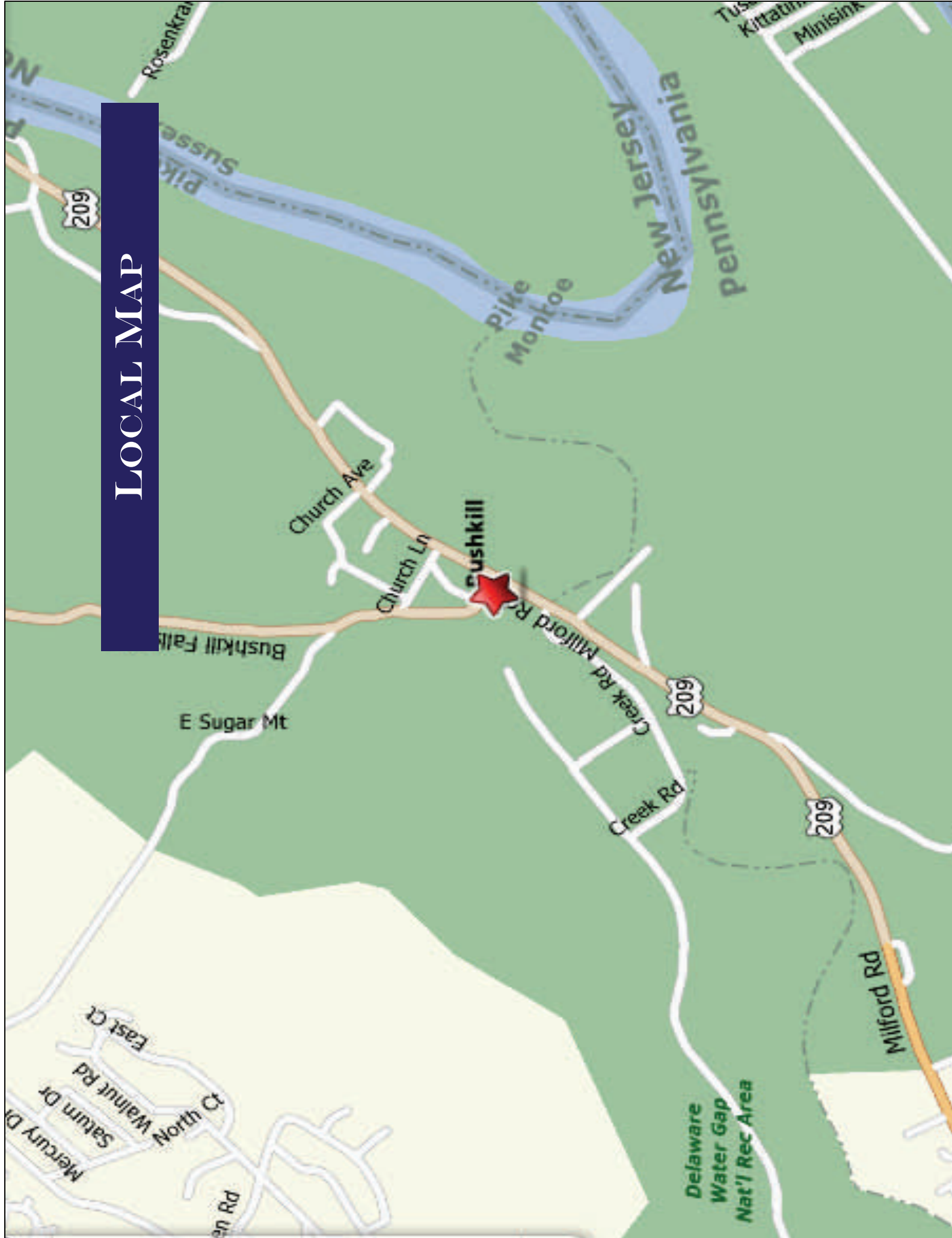




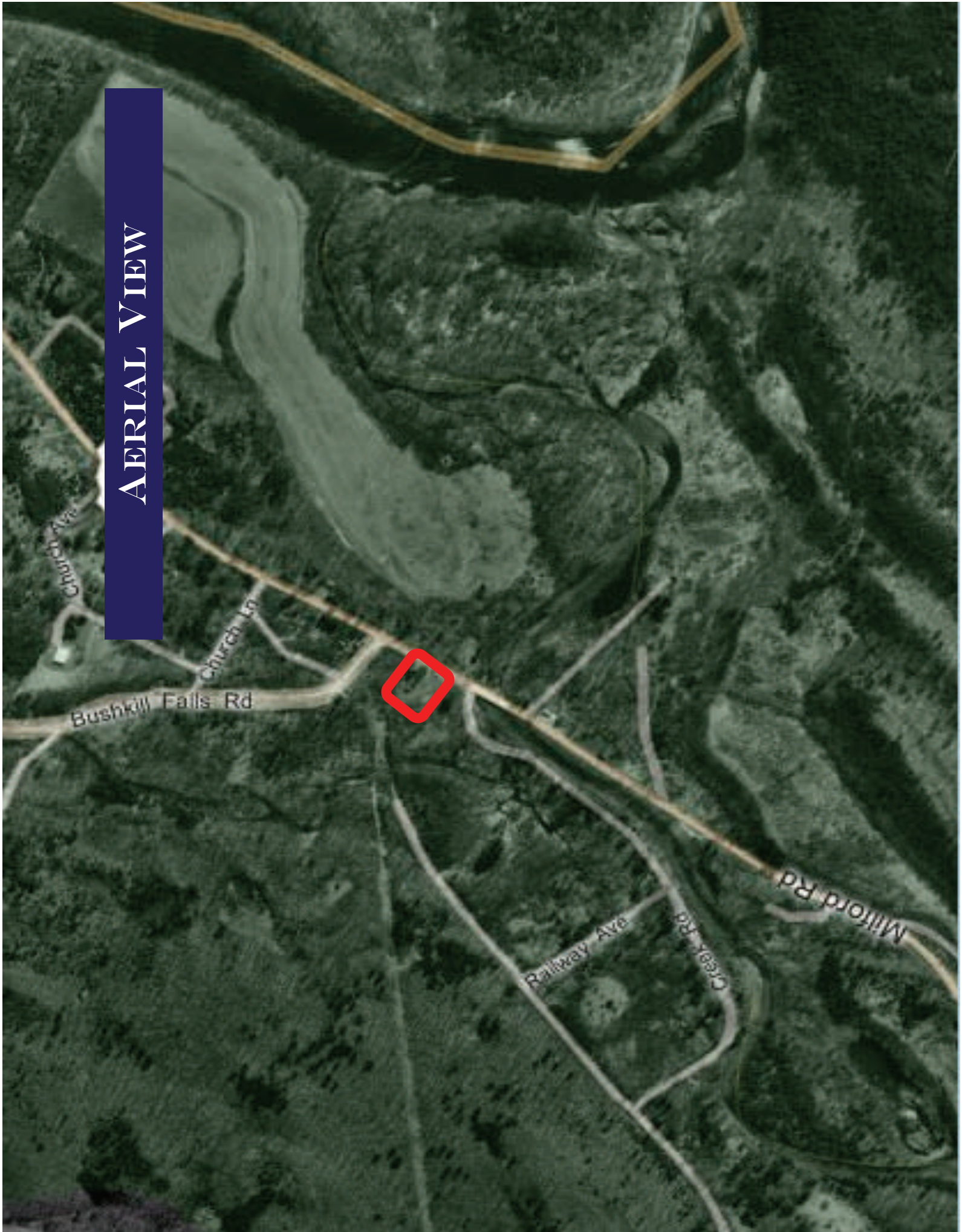
# CITY MAP



# LOCAL MAP






# AERIAL VIEW



*Bushkill Falls Road*



# DEMOGRAPHICS

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Latitude: 41.0931			
Longitude: -75.0018			
 2000 Total Population	1,058	7,170	14,992
2000 Group Quarters	9	33	101
2006 Total Population	1,618	10,535	20,767
2011 Total Population	2,055	13,257	25,703
2006 - 2011 Annual Rate	4.9%	4.7%	4.36%
 2000 Households	343	2,492	5,327
2000 Average Household Size	3.06	2.86	2.8
2006 Households	523	3,682	7,402
2006 Average Household Size	3.08	2.85	2.79
2011 Households	663	4,638	9,168
2011 Average Household Size	3.09	2.85	2.79
2006 - 2011 Annual Rate	4.86%	4.72%	4.37%
2000 Families	259	1,899	4,030
2000 Average Family Size	3.53	3.28	3.21
2006 Families	386	2,758	5,514
2006 Average Family Size	3.58	3.28	3.22
2011 Families	482	3,421	6,726
2011 Average Family Size	3.6	3.29	3.23
2006 - 2011 Annual Rate	4.54%	4.4%	4.05%
 <b>2000 Housing Units</b>	908	4,363	8,824
Owner Occupied Housing Units	34.6%	46.0%	48.1%
Renter Occupied Housing Units	9.0%	10.3%	11.5%
Vacant Housing Units	56.4%	43.8%	40.4%
<b>2006 Housing Units</b>	1,251	5,729	11,200
Owner Occupied Housing Units	33.5%	53.0%	54.0%
Renter Occupied Housing Units	8.3%	11.3%	12.1%
Vacant Housing Units	58.2%	35.7%	33.9%
<b>2011 Housing Units</b>	1,499	6,793	13,160
Owner Occupied Housing Units	35.4%	56.2%	57.1%
Renter Occupied Housing Units	8.8%	12.1%	12.5%
Vacant Housing Units	55.8%	31.7%	30.3%
<b>Median Household Income</b>			
2000	\$49,421	\$50,856	\$49,640
2006	\$63,877	\$62,527	\$60,867
2011	\$79,064	\$75,167	\$72,148
<b>Median Home Value</b>			
2000	\$127,806	\$118,798	\$117,428
2006	\$246,277	\$232,597	\$229,686
2011	\$280,909	\$267,741	\$264,316
<b>Per Capita Income</b>			
2000	\$22,522	\$20,842	\$20,901
2006	\$29,259	\$26,510	\$26,181
2011	\$36,840	\$32,677	\$32,183
<b>Median Age</b>			
2000	38.2	36.9	37.0
2006	41.1	40.0	39.9
2011	40.9	40.4	40.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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**2000 Households by Income**

Household Income Base	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill
< \$15,000	347	2,494	5,329
\$15,000 - \$24,999	9.2%	9.5%	10.4%
\$25,000 - \$34,999	8.9%	8.0%	10.3%
\$35,000 - \$49,999	11.8%	12.9%	12.0%
\$50,000 - \$74,999	20.7%	18.6%	17.7%
\$75,000 - \$99,999	19.3%	24.9%	24.5%
\$100,000 - \$149,999	16.1%	13.7%	12.9%
\$150,000 - \$199,999	7.8%	7.9%	7.9%
\$200,000+	4.0%	3.3%	2.8%
Average Household Income	2.0%	1.2%	1.5%
	\$60,977	\$58,257	\$57,984

**2006 Households by Income**

Household Income Base	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill
< \$15,000	524	3,682	7,404
\$15,000 - \$24,999	5.9%	6.9%	7.7%
\$25,000 - \$34,999	5.3%	5.9%	7.7%
\$35,000 - \$49,999	7.4%	8.5%	9.0%
\$50,000 - \$74,999	17.9%	16.5%	15.1%
\$75,000 - \$99,999	20.8%	22.6%	22.9%
\$100,000 - \$149,999	15.3%	16.9%	15.9%
\$150,000 - \$199,999	19.1%	16.6%	15.8%
\$200,000+	3.1%	2.4%	2.4%
Average Household Income	5.2%	3.8%	3.5%
	\$80,535	\$75,008	\$73,230

**2011 Households by Income**

Household Income Base	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill
< \$15,000	665	4,640	9,169
\$15,000 - \$24,999	4.7%	5.6%	6.2%
\$25,000 - \$34,999	5.1%	5.3%	6.2%
\$35,000 - \$49,999	4.4%	5.1%	6.5%
\$50,000 - \$74,999	11.1%	12.8%	12.7%
\$75,000 - \$99,999	21.8%	21.1%	20.3%
\$100,000 - \$149,999	21.8%	16.2%	15.6%
\$150,000 - \$199,999	14.1%	23.0%	22.1%
\$200,000+	24.8%	5.6%	5.3%
Average Household Income	6.6%	5.4%	5.2%
	7.4%	\$92,342	\$89,994

**2000 Owner Occupied HUs by Value**

Total	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill
<\$50,000	269	2,010	4,282
\$50,000 - 99,999	3.7%	3.2%	4.7%
\$100,000 - 149,999	27.5%	32.1%	31.8%
\$150,000 - 199,999	34.9%	39.4%	38.2%
\$200,000 - 299,999	19.3%	14.9%	15.3%
\$300,000 - 499,999	11.2%	8.0%	7.6%
\$500,000 - 999,999	3.0%	2.1%	2.1%
\$1,000,000+	0.4%	0.1%	0.4%
Average Home Value	0.0%	0.0%	0.0%
	\$143,841	\$131,254	\$130,157

**2000 Specified Renter Occupied HUs by Contract Rent**

Total	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill	Us Hwy 209 AT Bushkill
With Cash Rent	67	441	974
No Cash Rent	88.1%	89.8%	91.2%
Median Rent	11.9%	10.2%	8.8%
Average Rent	\$693	\$679	\$636
	\$648	\$640	\$611

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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**2000 Population by Age**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	1,059	7,171	14,991
0 - 4	5.8%	6.3%	6.2%
5 - 9	8.3%	8.8%	8.6%
10 - 14	9.5%	9.9%	9.7%
15 - 19	7.0%	7.0%	7.0%
20 - 24	4.2%	3.8%	4.0%
25 - 34	10.0%	10.4%	10.7%
35 - 44	17.9%	19.9%	19.5%
45 - 54	14.8%	14.1%	14.4%
55 - 64	11.4%	9.7%	9.3%
65 - 74	7.6%	6.9%	6.8%
75 - 84	2.5%	2.6%	3.0%
85+	0.8%	0.6%	0.8%
18+	71.7%	70.3%	70.9%

**2006 Population by Age**

Total	1,619	10,533	20,768
0 - 4	5.8%	6.3%	6.2%
5 - 9	5.3%	6.1%	6.2%
10 - 14	7.7%	8.4%	8.4%
15 - 19	8.7%	8.4%	8.3%
20 - 24	6.5%	5.9%	5.6%
25 - 34	8.8%	8.6%	9.0%
35 - 44	13.0%	15.2%	15.7%
45 - 54	17.2%	17.5%	17.7%
55 - 64	12.2%	10.8%	10.9%
65 - 74	8.6%	7.5%	7.0%
75 - 84	5.2%	4.5%	4.3%
85+	1.0%	0.7%	0.8%
18+	75.6%	73.7%	73.9%

**2011 Population by Age**

Total	2,056	13,257	25,700
0 - 4	6.0%	6.3%	6.2%
5 - 9	5.6%	6.3%	6.3%
10 - 14	5.7%	6.7%	6.9%
15 - 19	7.2%	7.4%	7.4%
20 - 24	7.8%	6.8%	6.3%
25 - 34	12.6%	11.6%	11.0%
35 - 44	10.0%	11.3%	12.0%
45 - 54	17.1%	18.4%	18.6%
55 - 64	12.9%	12.3%	12.7%
65 - 74	8.3%	7.3%	7.2%
75 - 84	5.4%	4.7%	4.4%
85+	1.3%	1.0%	1.1%
18+	78.0%	75.9%	75.8%

**2000 Population by Sex**

Males	50.6%	50.3%	50.3%
Females	49.4%	49.7%	49.7%

**2006 Population by Sex**

Males	49.8%	50.0%	50.2%
Females	50.2%	50.0%	49.8%

**2011 Population by Sex**

Males	49.3%	49.6%	50.0%
Females	50.7%	50.4%	50.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

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**2000 Population by Race/Ethnicity**

Total	1,058	7,171	14,992
White Alone	80.0%	81.4%	83.7%
Black Alone	11.8%	10.6%	9.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian or Pacific Islander Alone	2.0%	1.7%	1.4%
Some Other Race Alone	3.4%	3.3%	3.1%
Two or More Races	2.6%	2.7%	2.5%
Hispanic Origin	11.1%	10.8%	10.0%
Diversity Index	47.5	45.6	41.8

**2006 Population by Race/Ethnicity**

Total	1,618	10,536	20,767
White Alone	78.1%	79.3%	81.6%
Black Alone	12.3%	11.3%	9.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian or Pacific Islander Alone	2.8%	2.4%	1.9%
Some Other Race Alone	3.7%	3.7%	3.5%
Two or More Races	2.8%	2.9%	2.8%
Hispanic Origin	12.3%	12.2%	11.4%
Diversity Index	51.0	49.5	46.0

**2011 Population by Race/Ethnicity**

Total	2,055	13,256	25,703
White Alone	76.0%	77.4%	79.8%
Black Alone	12.9%	12.0%	10.4%
American Indian Alone	0.3%	0.3%	0.3%
Asian or Pacific Islander Alone	3.5%	2.9%	2.4%
Some Other Race Alone	4.2%	4.2%	4.0%
Two or More Races	3.1%	3.2%	3.0%
Hispanic Origin	13.7%	13.6%	12.9%
Diversity Index	54.5	53.1	49.7



**2000 Population 3+ by School Enrollment**

Total	1,021	6,848	14,380
Enrolled in Nursery/Preschool	1.8%	2.3%	2.1%
Enrolled in Kindergarten	2.2%	2.0%	1.8%
Enrolled in Grade 1-8	15.0%	14.8%	14.1%
Enrolled in Grade 9-12	5.9%	6.5%	6.8%
Enrolled in College	2.2%	2.7%	2.8%
Enrolled in Grad/Prof School	1.0%	0.9%	0.8%
Not Enrolled in School	72.1%	70.7%	71.5%

**2000 Population 25+ by Educational Attainment**

Total	693	4,593	9,725
Less than 9th Grade	0.9%	1.5%	2.2%
9th - 12th Grade, No Diploma	11.8%	12.5%	12.4%
High School Graduate	37.1%	38.4%	39.1%
Some College, No Degree	21.2%	20.7%	20.3%
Associate Degree	9.5%	9.8%	8.1%
Bachelor's Degree	13.6%	12.5%	12.6%
Master's/Prof/Doctorate Degree	5.9%	4.5%	5.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



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Us Hwy 209 AT Bushkill  
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 Drive Time: 15 minutes



**2000 Population 15+ by Sex and Marital Status**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	807	5,309	11,333
Females	50.3%	50.1%	49.7%
Never Married	11.0%	10.7%	10.4%
Married, not Separated	30.1%	30.4%	30.3%
Married, Separated	1.0%	1.4%	1.2%
Widowed	4.0%	3.8%	3.9%
Divorced	4.2%	3.8%	4.0%
Males	49.7%	49.9%	50.3%
Never Married	11.8%	12.4%	13.1%
Married, not Separated	31.1%	31.2%	31.3%
Married, Separated	1.1%	1.1%	1.0%
Widowed	1.6%	1.4%	1.4%
Divorced	4.1%	3.8%	3.4%



**2000 Population 16+ by Employment Status**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	794	5,220	11,126
In Labor Force	66.6%	66.0%	65.5%
Civilian Employed	60.8%	61.5%	61.0%
Civilian Unemployed	5.4%	4.3%	4.4%
In Armed Forces	0.4%	0.3%	0.2%
Not in Labor Force	33.4%	34.0%	34.5%

**2006 Civilian Population 16+ in Labor Force**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Civilian Employed	88.9%	91.6%	91.7%
Civilian Unemployed	11.1%	8.4%	8.3%

**2011 Civilian Population 16+ in Labor Force**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Civilian Employed	89.6%	92.0%	92.2%
Civilian Unemployed	10.4%	8.0%	7.8%

**2000 Females 16+ by Employment Status and Age of Children**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	400	2,628	5,562
Own Children < 6 Only	5.3%	6.4%	6.0%
Employed/in Armed Forces	4.0%	3.6%	3.5%
Unemployed	0.0%	0.6%	0.4%
Not in Labor Force	1.3%	2.2%	2.1%
Own Children < 6 and 6-17 Only	8.0%	10.0%	8.6%
Employed/in Armed Forces	4.8%	4.8%	4.0%
Unemployed	0.3%	0.2%	0.2%
Not in Labor Force	3.0%	5.1%	4.5%
Own Children 6-17 Only	18.5%	20.1%	20.9%
Employed/in Armed Forces	13.8%	15.1%	15.2%
Unemployed	0.5%	0.3%	0.4%
Not in Labor Force	4.3%	4.7%	5.2%
No Own Children < 18	68.3%	63.5%	64.5%
Employed/in Armed Forces	31.8%	31.3%	32.0%
Unemployed	3.8%	3.1%	2.7%
Not in Labor Force	32.8%	29.1%	29.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006.

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 Drive Time: 15 minutes



**2006 Employed Population 16+ by Industry**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	780	4,917	9,620
Agriculture/Mining	0.9%	0.9%	0.9%
Construction	9.9%	10.3%	10.9%
Manufacturing	9.0%	9.5%	9.2%
Wholesale Trade	3.5%	3.3%	3.2%
Retail Trade	12.1%	12.2%	11.7%
Transportation/Utilities	6.9%	7.5%	7.1%
Information	2.3%	2.4%	2.7%
Finance/Insurance/Real Estate	6.9%	6.8%	6.9%
Services	45.1%	43.6%	43.7%
Public Administration	3.5%	3.5%	3.8%

**2006 Employed Population 16+ by Occupation**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	780	4,916	9,621
White Collar	60.4%	58.2%	56.8%
Management/Business/Financial	14.2%	13.3%	12.8%
Professional	17.2%	17.0%	16.6%
Sales	14.2%	13.6%	13.0%
Administrative Support	14.7%	14.3%	14.4%
Services	16.3%	16.5%	17.2%
Blue Collar	23.3%	25.3%	26.0%
Farming/Forestry/Fishing	0.4%	0.5%	0.4%
Construction/Extraction	7.8%	7.7%	8.5%
Installation/Maintenance/Repair	4.2%	4.6%	4.7%
Production	4.4%	5.5%	5.5%
Transportation/Material Moving	6.5%	7.0%	6.8%



**2000 Workers 16+ by Means of Transportation to Work**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	479	3,177	6,680
Drove Alone - Car, Truck, or Van	70.4%	73.2%	74.6%
Carpooled - Car, Truck, or Van	17.3%	15.6%	15.1%
Public Transportation	6.9%	6.5%	5.6%
Walked	1.9%	1.6%	1.6%
Other Means	0.0%	0.3%	0.4%
Worked at Home	3.5%	2.9%	2.8%

**2000 Workers 16+ by Travel Time to Work**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	479	3,175	6,681
Did Not Work at Home	96.5%	97.1%	97.2%
Less than 5 minutes	1.5%	1.2%	2.1%
5 to 9 minutes	8.6%	6.7%	8.0%
10 to 19 minutes	16.1%	15.1%	17.8%
20 to 24 minutes	10.0%	9.2%	8.8%
25 to 34 minutes	8.6%	9.5%	10.4%
35 to 44 minutes	5.2%	6.6%	6.2%
45 to 59 minutes	5.6%	6.6%	6.5%
60 to 89 minutes	13.8%	15.0%	13.1%
90 or more minutes	27.1%	27.2%	24.3%
Worked at Home	3.5%	2.9%	2.8%
Average Travel Time to Work (in min)	51.5	53.3	49.2

**2000 Households by Vehicles Available**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	343	2,484	5,313
None	1.7%	2.9%	3.6%
1	33.5%	28.6%	27.4%
2	46.9%	47.5%	46.3%
3	12.0%	15.1%	15.8%
4	3.5%	3.5%	4.6%
5+	2.3%	2.4%	2.4%
Average Number of Vehicles Available	1.9	2.0	2.0

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

Latitude: 41.0931  
 Longitude: -75.0018

Us Hwy 209 AT Bushkill  
 Bushkill, PA 18324  
 Drive Time: 5 minutes

Us Hwy 209 AT Bushkill  
 Bushkill, PA 18324  
 Drive Time: 10 minutes

Us Hwy 209 AT Bushkill  
 Bushkill, PA 18324  
 Drive Time: 15 minutes



**2000 Households by Type**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	343	2,492	5,327
Family Households	75.5%	76.2%	75.7%
Married-couple Family	63.3%	63.5%	63.0%
With Related Children	30.6%	32.9%	32.0%
Other Family (No Spouse)	12.2%	12.7%	12.7%
With Related Children	8.7%	8.9%	8.7%
Nonfamily Households	24.5%	23.8%	24.3%
Householder Living Alone	19.0%	18.0%	18.6%
Householder Not Living Alone	5.5%	5.8%	5.8%
Households with Related Children	39.4%	41.9%	40.8%
Households with Persons 65+	21.9%	20.7%	21.3%

**2000 Households by Size**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	343	2,492	5,327
1 Person Household	18.8%	18.0%	18.6%
2 Person Household	35.9%	34.0%	34.5%
3 Person Household	16.2%	16.4%	16.2%
4 Person Household	15.7%	17.5%	17.3%
5 Person Household	8.1%	8.5%	8.3%
6 Person Household	3.5%	3.9%	3.7%
7+ Person Household	1.7%	1.6%	1.4%

**2000 Households by Year Householder Moved In**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	344	2,484	5,315
Moved in 1999 to March 2000	17.2%	16.8%	15.9%
Moved in 1995 to 1998	30.5%	29.8%	29.5%
Moved in 1990 to 1994	23.3%	24.7%	22.9%
Moved in 1980 to 1989	20.3%	20.5%	20.4%
Moved in 1970 to 1979	7.0%	6.7%	7.6%
Moved in 1969 or Earlier	1.7%	1.5%	3.8%
Median Year Householder Moved In	1995	1994	1994



**2000 Housing Units by Units in Structure**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	791	4,424	8,931
1, Detached	62.6%	80.2%	80.8%
1, Attached	24.8%	12.6%	9.7%
2	0.5%	0.5%	1.2%
3 or 4	7.7%	4.0%	4.0%
5 to 9	3.8%	1.9%	1.8%
10 to 19	0.0%	0.0%	0.1%
20+	0.1%	0.1%	0.1%
Mobile Home	0.5%	0.8%	2.3%
Other	0.0%	0.0%	0.0%

**2000 Housing Units by Year Structure Built**

	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 5 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 10 minutes	Us Hwy 209 AT Bushkill Bushkill, PA 18324 Drive Time: 15 minutes
Total	914	4,358	8,811
1999 to March 2000	3.8%	2.8%	2.6%
1995 to 1998	7.3%	8.1%	8.0%
1990 to 1994	22.0%	21.4%	19.1%
1980 to 1989	45.6%	41.5%	37.5%
1970 to 1979	10.5%	15.2%	18.1%
1969 or Earlier	10.7%	10.9%	14.6%
Median Year Structure Built	1986	1986	1985

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Latitude: 41.0931  
 Longitude: -75.0018

Us Hwy 209 AT Bushkill  
 Bushkill, PA 18324  
 Drive Time: 5 minutes

Us Hwy 209 AT Bushkill  
 Bushkill, PA 18324  
 Drive Time: 10 minutes

Us Hwy 209 AT Bushkill  
 Bushkill, PA 18324  
 Drive Time: 15 minutes

**Top 3 Tapestry Segments**

1.	In Style	Green Acres	Green Acres
2.	Cozy and Comfortable	In Style	In Style
3.	Green Acres	Cozy and Comfortable	Cozy and Comfortable



**2006 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$1,194,692	\$7,718,808	\$14,961,079
Average Spent	\$2,284.31	\$2,096.36	\$2,021.22
Spending Potential Index	84	77	74
Computers & Accessories: Total \$	\$155,716	\$1,013,829	\$1,969,479
Average Spent	\$297.74	\$275.35	\$266.07
Spending Potential Index	116	107	103
Education: Total \$	\$700,190	\$4,457,308	\$8,442,848
Average Spent	\$1,338.80	\$1,210.57	\$1,140.62
Spending Potential Index	118	107	101
Entertainment/Recreation: Total \$	\$1,997,428	\$13,224,660	\$26,038,732
Average Spent	\$3,819.17	\$3,591.71	\$3,517.80
Spending Potential Index	116	109	106
Food at Home: Total \$	\$2,784,550	\$18,369,669	\$36,530,070
Average Spent	\$5,324.19	\$4,989.05	\$4,935.16
Spending Potential Index	108	101	100
Food Away from Home: Total \$	\$1,959,269	\$12,785,184	\$25,038,908
Average Spent	\$3,746.21	\$3,472.35	\$3,382.72
Spending Potential Index	112	104	101
Health Care: Total \$	\$2,106,042	\$14,077,917	\$28,367,456
Average Spent	\$4,026.85	\$3,823.44	\$3,832.40
Spending Potential Index	110	104	104
HH Furnishings & Equipment: Total \$	\$1,181,963	\$7,762,105	\$15,216,437
Average Spent	\$2,259.97	\$2,108.12	\$2,055.72
Spending Potential Index	103	96	93
Investments: Total \$	\$3,231,215	\$19,608,555	\$35,991,591
Average Spent	\$6,178.23	\$5,325.52	\$4,862.41
Spending Potential Index	132	114	104
Retail Goods: Total \$	\$14,464,972	\$96,600,869	\$193,011,082
Average Spent	\$27,657.69	\$26,235.98	\$26,075.53
Spending Potential Index	106	101	100
Shelter: Total \$	\$8,752,979	\$56,239,011	\$108,586,446
Average Spent	\$16,736.10	\$15,274.04	\$14,669.88
Spending Potential Index	117	107	103
TV/Video/Sound Equipment: Total \$	\$633,538	\$4,145,207	\$8,136,877
Average Spent	\$1,211.35	\$1,125.80	\$1,099.28
Spending Potential Index	111	103	101
Travel: Total \$	\$1,132,310	\$7,352,183	\$14,231,178
Average Spent	\$2,165.03	\$1,996.79	\$1,922.61
Spending Potential Index	121	112	107
Vehicle Maintenance & Repairs: Total \$	\$623,121	\$4,114,952	\$8,160,306
Average Spent	\$1,191.44	\$1,117.59	\$1,102.45
Spending Potential Index	111	104	103

**Data Note:** The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2006 and 2011.



# NEARBY AMENITIES



<p style="text-align: center;"><u>SHOPPING CENTERS</u></p> <p>Major malls located nearby:</p> <ul style="list-style-type: none"> <li>▪ Big N Shopping Plaza (10.7 miles)</li> <li>▪ Stroud Mall (13.8 miles)</li> <li>▪ Crossroads Mall (16.1 miles)</li> <li>▪ Crossing Outlets (16.9 miles)</li> <li>▪ Rockaway Townsquare Mall (26.9 miles)</li> <li>▪ Palmer Park Mall (30.8 miles)</li> </ul>	<p style="text-align: center;"><u>BANKS</u></p> <p>Approximately 40 banks within 15 miles:</p> <ul style="list-style-type: none"> <li>▪ ESSA Bank and Trust</li> <li>▪ Wayne Bank</li> <li>▪ Pennstar Bank</li> <li>▪ PNC Bank</li> <li>▪ Lakeland Bank</li> <li>▪ Valley National Bank</li> <li>▪ First Hope Bank</li> <li>▪ United Trust Bank</li> </ul>
<p style="text-align: center;"><u>RESTAURANTS</u></p> <p>Over 100 restaurants within 10 miles:</p> <ul style="list-style-type: none"> <li>▪ Mama Bella's Tuscan Grill</li> <li>▪ Trolley Stop Pub</li> <li>▪ Guiseppe's Pizza</li> <li>▪ Jukebox Diner</li> <li>▪ Log Cabin Restaurant and Bar</li> <li>▪ Top of the World Restaurant</li> <li>▪ Los Tres Amigos</li> <li>▪ Big A Steak House</li> <li>▪ Saen Thai Cuisine</li> <li>▪ Acoustic Cafe</li> </ul>	<p style="text-align: center;"><u>HOTELS</u></p> <p>Within 10 miles:</p> <ul style="list-style-type: none"> <li>▪ Fernwood Hotel and Resort Golf Club</li> <li>▪ Pocono Resort and Conference</li> <li>▪ Maple Lanes Cabin</li> <li>▪ Value Inn</li> <li>▪ Echo Valley Cottages</li> <li>▪ Shawnee Inn and Golf Resort</li> <li>▪ Caesar's Pocono Palace Resort</li> <li>▪ Budget Motel</li> <li>▪ Shannon Inn and Pub</li> </ul>
<p style="text-align: center;"><u>AIRPORTS</u></p> <p>Within 40 miles:</p> <ul style="list-style-type: none"> <li>▪ Blirstown Airport</li> <li>▪ Green Township Trinca Airport</li> <li>▪ Aeroflex Andover Airport</li> <li>▪ Pocono Mountain Muni Airport</li> <li>▪ Sussex Airport</li> <li>▪ Greenwood Lake Airport</li> <li>▪ Alexandria Field</li> <li>▪ Morristown Airport</li> <li>▪ Cherry Ridge Airport</li> <li>▪ Lincoln Park Airport</li> <li>▪ Leigh Valley International Airport</li> </ul>	<p style="text-align: center;"><u>FOOD STORES</u></p> <p>Approximately 40 food stores within 15 miles:</p> <ul style="list-style-type: none"> <li>▪ Race's Farm Market</li> <li>▪ Village Farmer and Bakery</li> <li>▪ Miggy's Supermarket Deli</li> <li>▪ A &amp; P Food Store</li> <li>▪ Dale's Market</li> <li>▪ Mr. Z's Food Mart</li> <li>▪ Weis Markets</li> <li>▪ Shop Rite Supermarket</li> <li>▪ Wal Mart</li> </ul>
<p style="text-align: center;"><u>ENTERTAINMENT</u></p> <ul style="list-style-type: none"> <li>▪ Foxmoor 7 Cinemas</li> <li>▪ Blirstown Theater Festival</li> <li>▪ Grand Cinema and Coffee Shop</li> <li>▪ Pocono Indian Museum</li> <li>▪ Pocono Go Karts</li> <li>▪ Fernwood Hotel and Resort Golf</li> <li>▪ Shawnee Mountain Ski Area</li> <li>▪ Alpine Mountain Ski Area</li> </ul>	<p style="text-align: center;"><u>OTHER AMENITIES</u></p> <ul style="list-style-type: none"> <li>▪ Deerfield Spa (6.1 miles)</li> <li>▪ Warren County Library (7.7 miles)</li> <li>▪ Delaware Township Library (9.3 miles)</li> <li>▪ East Stroudsburg University (11.3 miles)</li> </ul>



# DRIVING DIRECTIONS



## From I-76 (Philadelphia/NJ):

- Start out on I-76 W toward Valley Forge.
- Merge onto I-476 N via exit 331B toward Plymouth Meeting.
- Take the PA-663 N exit, exit 44, toward PA-309/Quakertown.
- Turn left onto John Fries Hwy/PA-663.
- Turn left onto N West End Blvd/PA-309. Continue to follow PA-309 N.
- Merge onto I-78 E toward Bethlehem.
- Merge onto PA-33 N via exit 71 toward US-22/Stroudsburg.
- Take US-209 N toward Stroudsburg.
- Merge onto I-80 E/US-209 N.
- Take the US-209 N exit, exit 309, toward PA-447 N/Marshalls Creek.
- Stay straight to go onto Seven Bridge Rd/US-209 N.
- Turn slight right onto Milford Rd/US-209. Continue to follow US-209.
- Turn left onto Bushkill Falls Rd.

## From PA Turnpike (Allentown/N.E. Philadelphia):

- Start out on I-476 N (Portions toll).
- Take the PA-663 N exit, exit 44, toward PA-309/Quakertown.
- Turn left onto John Fries Hwy/PA-663.
- Turn left onto N West End Blvd/PA-309. Continue to follow PA-309 N.
- Merge onto I-78 E toward Bethlehem.
- Merge onto PA-33 N via exit 71 toward US-22/Stroudsburg.
- Take US-209 N toward Stroudsburg.
- Merge onto I-80 E/US-209 N.
- Take the US-209 N exit, exit 309, toward PA-447 N/Marshalls Creek.
- Stay straight to go onto Seven Bridge Rd/US-209 N.
- Turn slight right onto Milford Rd/US-209. Continue to follow US-209.
- Turn left onto Bushkill Falls Road.

## From Harrisburg and West:

- Start out on I-81 N toward Hazleton/Allentown.
- Merge onto I-78 E via exit 89 toward Allentown.
- Keep right to take US-22 E via exit 51 toward I-476/Pennsylvania Turnpike/PA-309 N/LVI Airport.
- Merge onto PA-33 N toward Stroudsburg.
- Take US-209 N toward Stroudsburg.
- Merge onto I-80 E/US-209 N.
- Take the US-209 N exit, exit 309, toward PA-447 N/Marshalls Creek.
- Stay straight to go onto Seven Bridge Rd/US-209 N.
- Turn slight right onto Milford Rd/US-209. Continue to follow US-209.
- Turn left onto Bushkill Falls Road.

## From Delaware:

- Start out on N Dupont Hwy/US-13 N.
- Take the I-495 N ramp toward Port of Wilmington/Philadelphia.
- Merge onto I-495 N.
- Stay straight to go onto I-95 N (Crossing into Pennsylvania).
- Take the I-476 N exit, exit 7, toward Plymouth Meeting.
- Merge onto I-476 N via the exit on the left (Portions toll).
- Take the PA-663 N exit, exit 44, toward PA-309/Quakertown.
- Turn left onto John Fries Hwy/PA-663.
- Turn left onto N West End Blvd/PA-309. Continue to follow PA-309 N.
- Merge onto I-78 E toward Bethlehem.
- Merge onto PA-33 N via exit 71 toward US-22/Stroudsburg.
- Take US-209 N toward Stroudsburg.
- Merge onto I-80 E/US-209 N.
- Take the US-209 N exit, exit 309, toward PA-447 N/Marshalls Creek.
- Stay straight to go onto Seven Bridge Rd/US-209 N.
- Turn slight right onto Milford Rd/US-209. Continue to follow US-209.
- Turn left onto Bushkill Falls Rd.



# BUSHKILL GENERAL STORE



For more information on this property or other existing projects, please contact:

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