

Re-Purpose Opportunity - 1.38AC 3,400SF

1650 Route 209, Brodheadsville, PA 18322



OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	1.38 Acres
Year Built:	2010
Building Size:	3,400 SF
Zoning:	C
Market:	Monroe County
Submarket:	Chestnuthill Township
Price / SF:	\$139.71

PROPERTY OVERVIEW

1.38ac Commercial Investment Property w/ 3,400 +/-sq.ft. building, 30 +/- on site parking w/ on site water and sewer. Central retail district in Brodheadsville; next to BK, MCD's, Advance Auto, Taco Bell/KFC, etc. Directly across from the Pleasant Valley School District. ***A land lease option is also available \$3,500/MO NNN***

LOCATION OVERVIEW

Located on Route 209 in the center of Brodheadsville retail district. Across the street from the Pleasant Valley Schools. Good visibility and traffic count.

PROPERTY HIGHLIGHTS

- 1.38 acres
- Zoned Commercial
- 3,400 SF footprint
- On site water/sewer

Terri Mickens, CCIM

Broker/Owner
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TACM Commercial Realty Inc
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Google

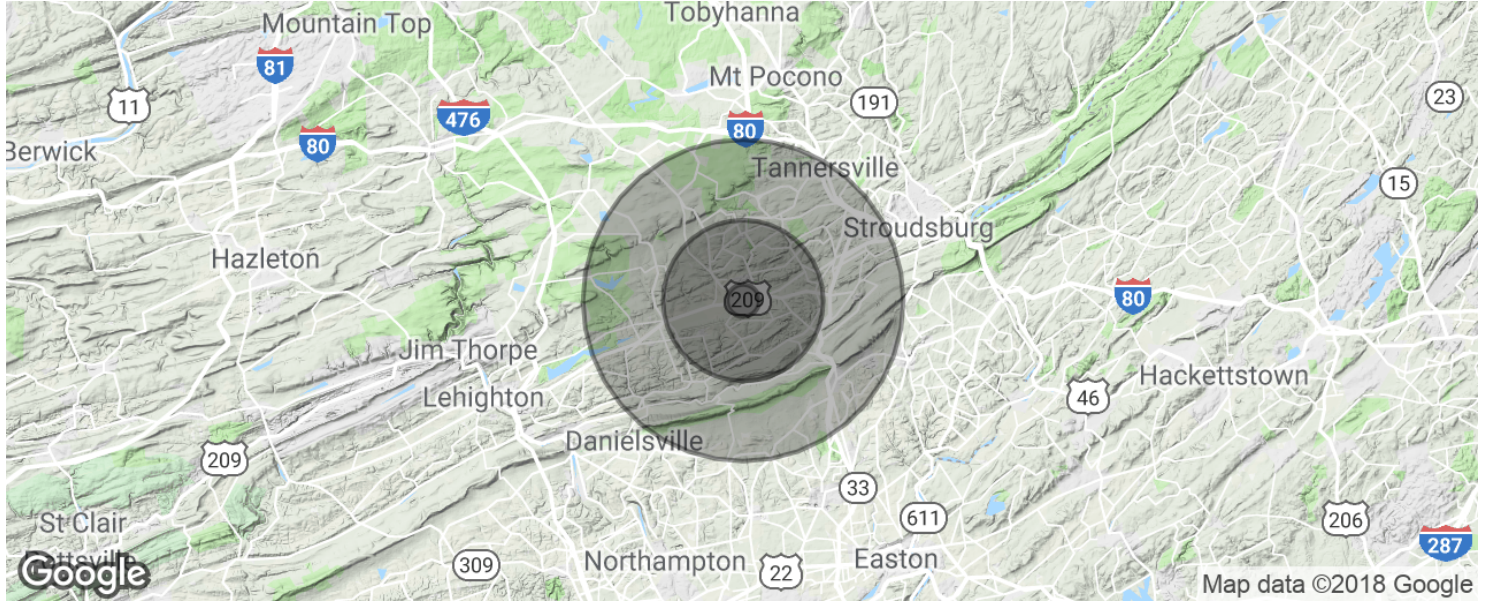
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,348	27,984	117,132
Median age	42.3	41.7	38.8
Median age (Male)	42.4	41.6	37.8
Median age (Female)	42.2	41.4	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	531	10,426	42,083
# of persons per HH	2.5	2.7	2.8
Average HH income	\$72,481	\$78,898	\$72,411
Average house value	\$263,177	\$247,603	\$243,676

* Demographic data derived from 2010 US Census

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