

3.85 ac Commercial Development Site w/ Proposed 23,000 SF

Route 940 & Old Farm Road, Blakeslee, PA 18610



OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	3.85 Acres
Zoning:	Commercial
Market:	Monroe County
Submarket:	Tobyhanna Township
Price / Per Acre:	\$180,519.48

PROPERTY OVERVIEW

3.85 ac Commercial Development Site-Planned 23,000+ SF of proposed retail/office. Some engineering completed. Located just off the intersection of Route 940/115 in Blakeslee. Adjacent to Dunkin Donuts with side road access. Central sewer available.

LOCATION OVERVIEW

Located on Route 940 in the the busy retail/business area of the Blakeslee area. Close to Routes 115, 611, 196.

PROPERTY HIGHLIGHTS

- Zoned Commercial
- Over 23,000 SF proposed retail/office
- High visibility/traffic count
- Route 940 & Old Farm Rd. Access
- 3.85 AC

Terri Mickens, CCIM

Broker/Owner
 570.801.6170
 570.242.3962
 tmickens@ptd.net

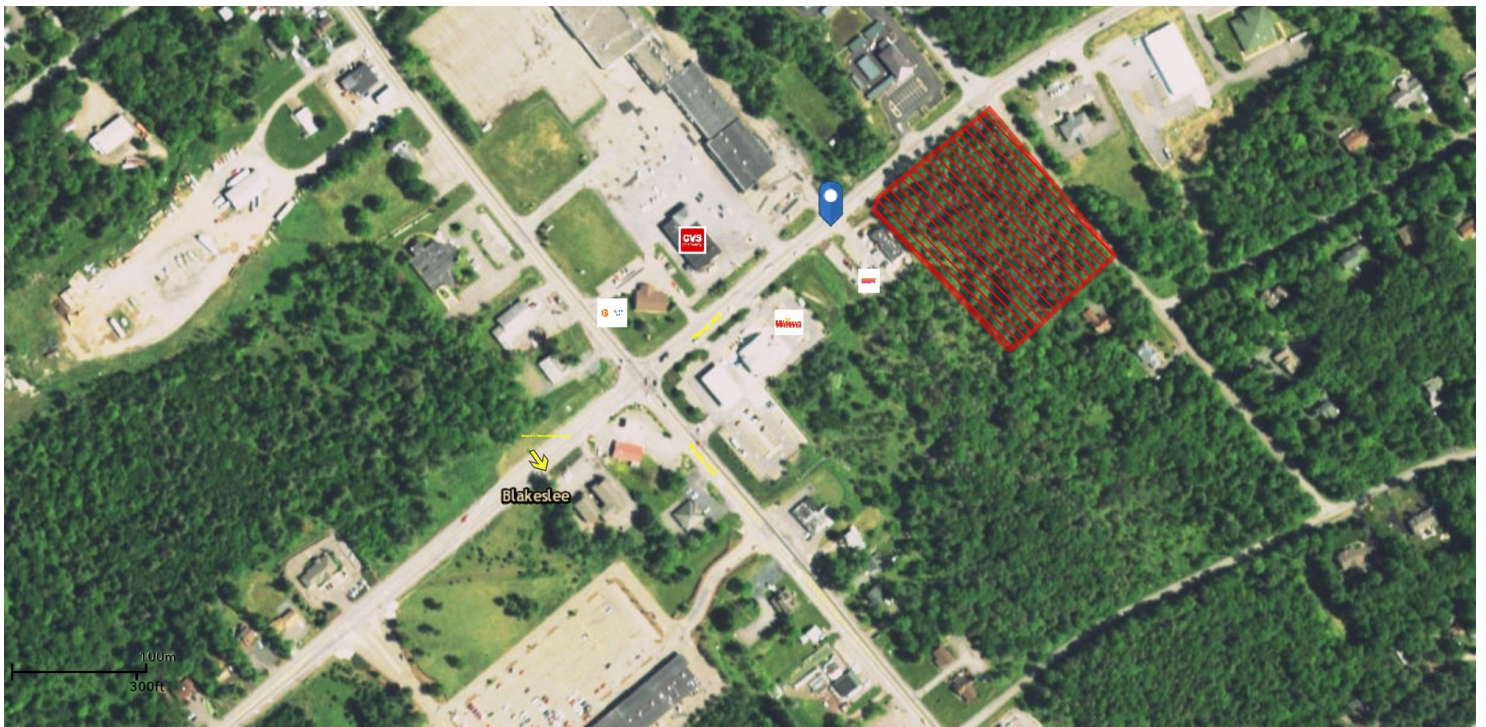
TACM Commercial Realty Inc
 2331 Route 209/Suite 5
 Sciota, PA 18354



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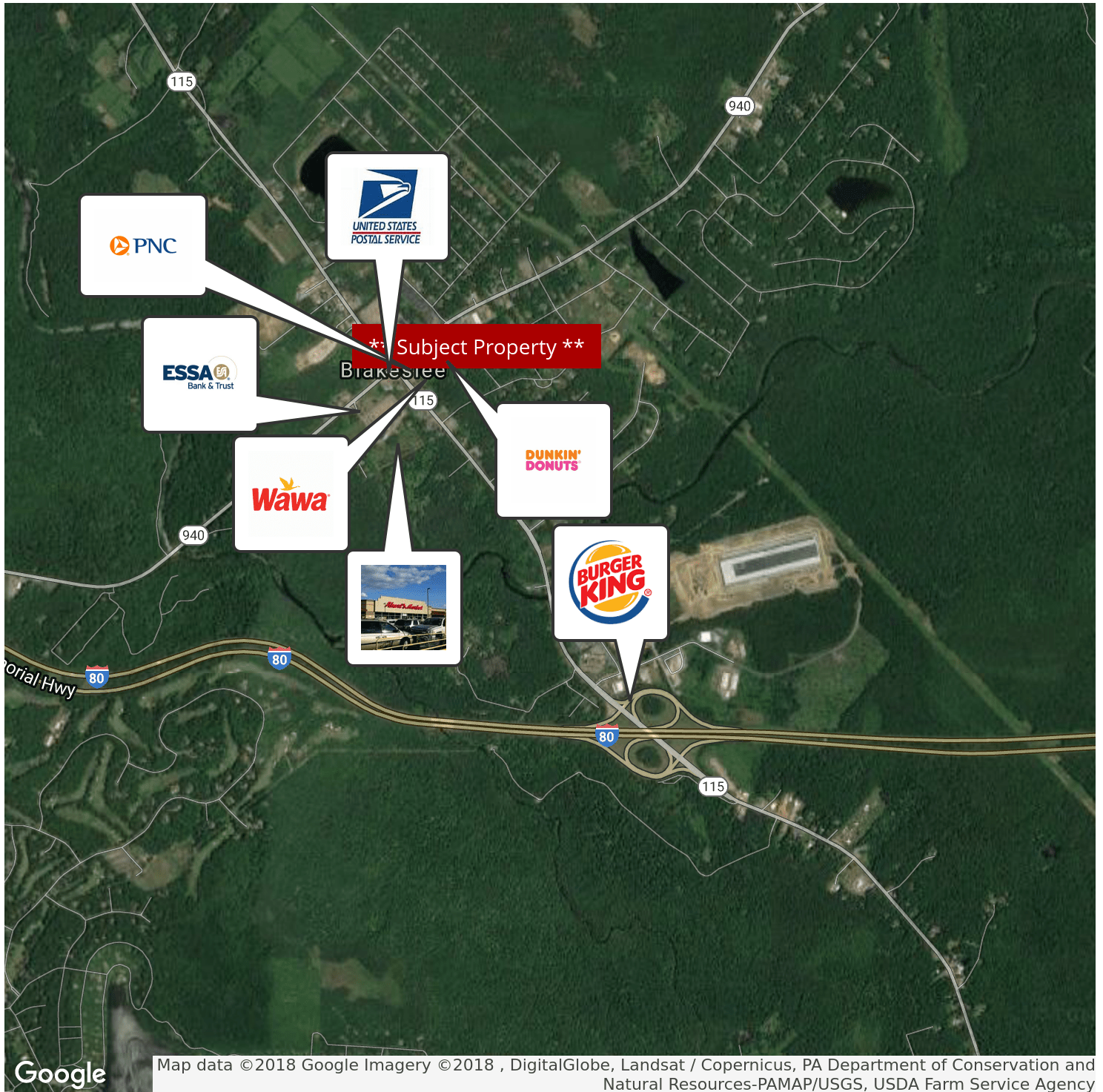
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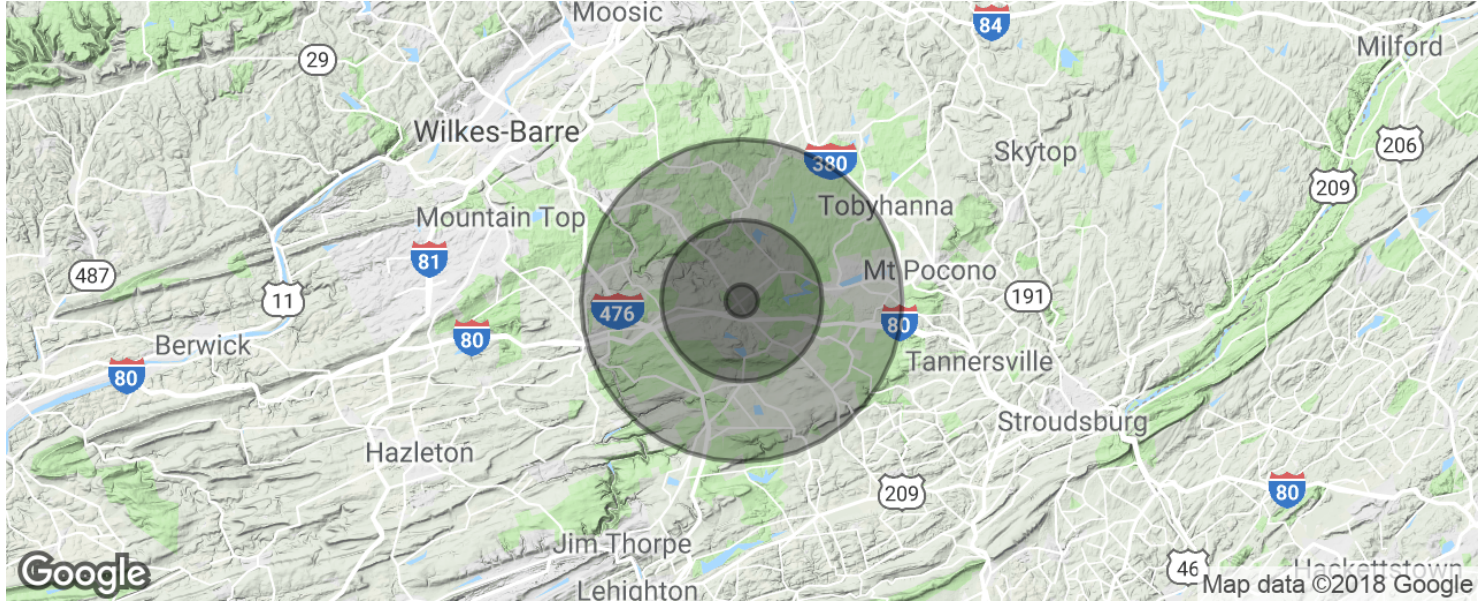


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	440	9,729	30,719
Median age	37.7	39.5	40.4
Median age (Male)	37.7	38.4	38.7
Median age (Female)	38.7	40.6	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	162	3,598	11,312
# of persons per HH	2.7	2.7	2.7
Average HH income	\$63,228	\$60,642	\$60,937
Average house value	\$201,303	\$201,696	\$195,002

* Demographic data derived from 2010 US Census

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