

6.78 AC Development Site Zoned VC

WEIR LAKE RD #2, Brodheadsville, PA 18322



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	6.78 Acres
Zoning:	VC-Village Commercial
Market:	Monroe County
Submarket:	Chestnuthill Township
Traffic Count:	18,000
Price / Per Acre:	\$51,474.93

PROPERTY OVERVIEW

6.78 Acres Village Commercial land. New to market! Close to town and located on Weir Lake Road just after Shoprite on left and before Route 115. Various permitted commercial uses.

LOCATION OVERVIEW

Close to town and located on Weir Lake Road just after Shoprite on left and before Route 115.

PROPERTY HIGHLIGHTS

- 6.78 AC
- Zoned Village Commercial
- ADT 18,000
- 785' Road Frontage

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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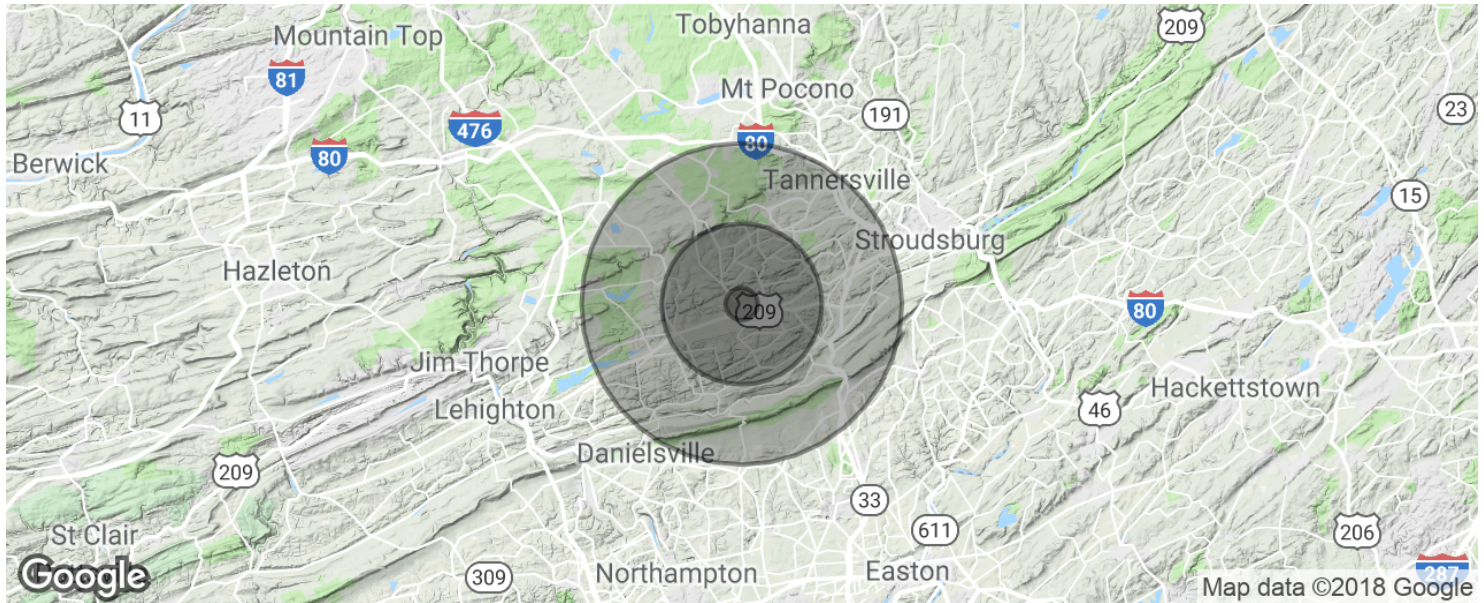


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,025	26,555	80,384
Median age	45.5	40.5	41.3
Median age (Male)	43.2	38.7	40.3
Median age (Female)	48.2	42.6	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	382	9,420	29,113
# of persons per HH	2.7	2.8	2.8
Average HH income	\$70,566	\$69,013	\$70,429
Average house value		\$238,069	\$233,522

* Demographic data derived from 2010 US Census

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