

4.10 AC Commercial Site w/ 10 x 30 billboards

LR 164 Route 209, Sciota, PA 18354



OFFERING SUMMARY

Sale Price:	\$269,000
Lot Size:	4.1 Acres
Zoning:	Commercial
Market:	Monroe County
Submarket:	Hamilton Township
Traffic Count:	19,000
Price / Per Acre:	\$65,609.76

PROPERTY OVERVIEW

Double faced 10 x 30 off site LED lit billboard. 4.10 AC Commercial Site. 565 FT road frontage. Located on Route 209, in Hamilton Township just before Chestnuthill Diner.

LOCATION OVERVIEW

Located on Route 209 right before Route 33 on/off ramp. Pass site on the way in and out of Brodheadsville's retail area.

PROPERTY HIGHLIGHTS

- New LED Lighting
- 4.10 AC/ Zoned Commercial -GC
- 565' Road Frontage
- ADT-19,000

Terri Mickens, CCIM

Broker/Owner
570.801.6170
570.242.3962
tmickens@ptd.net

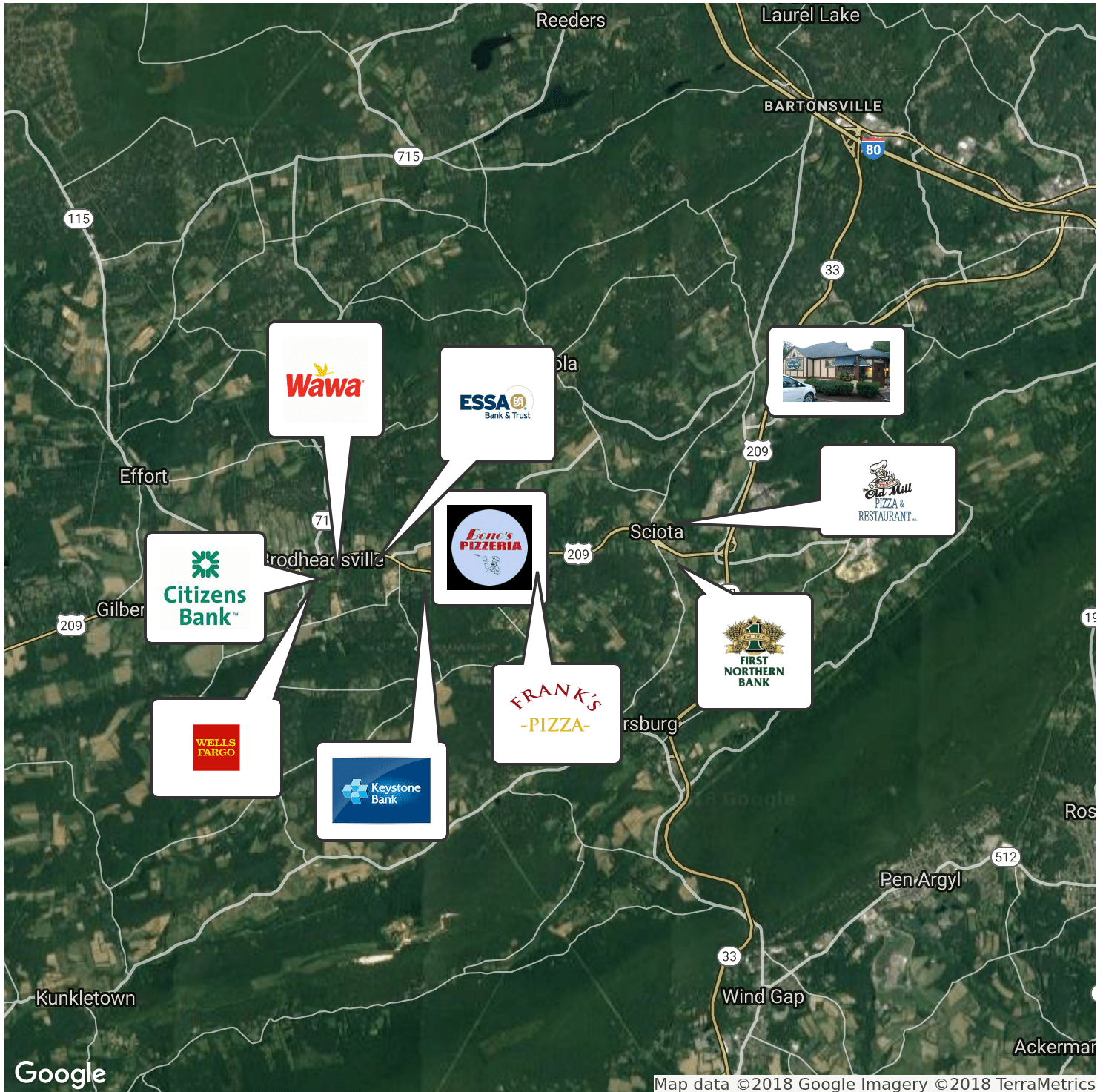
TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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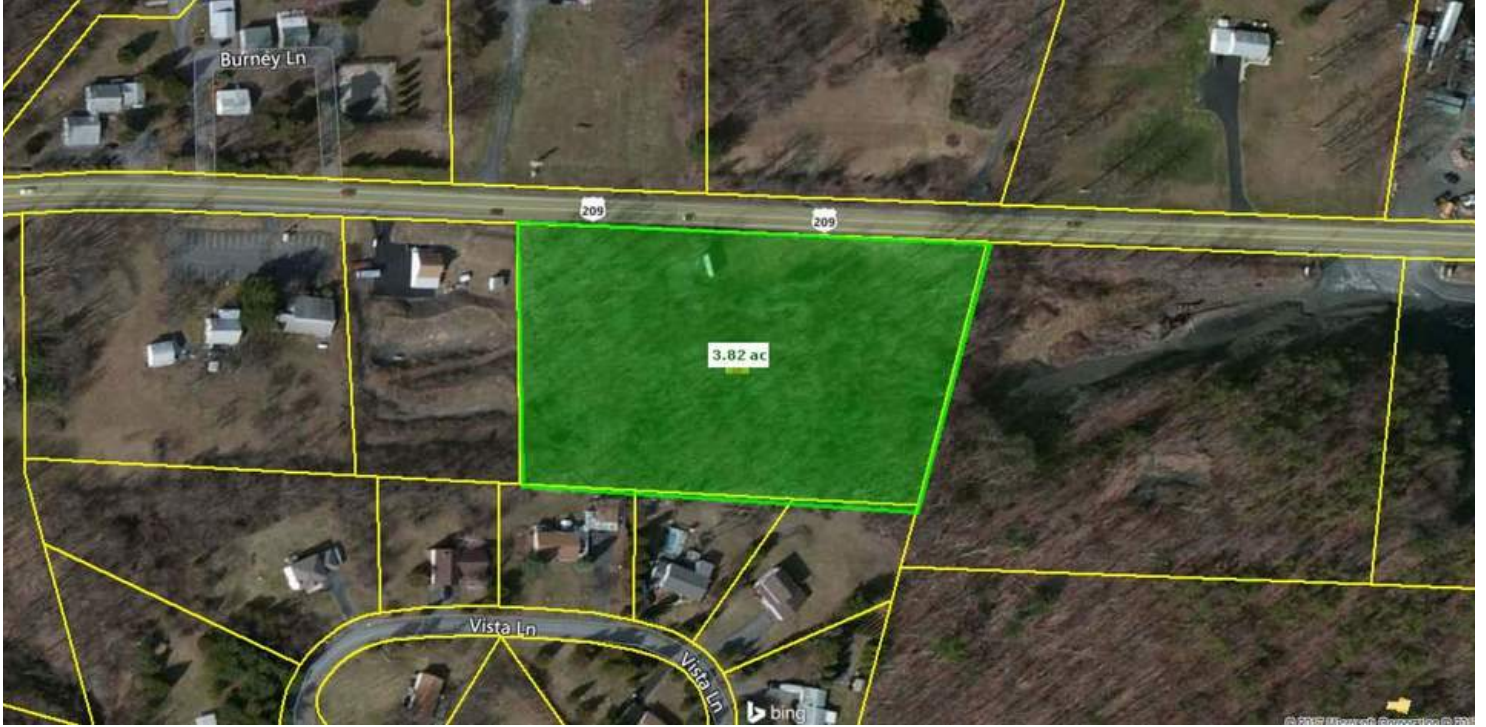


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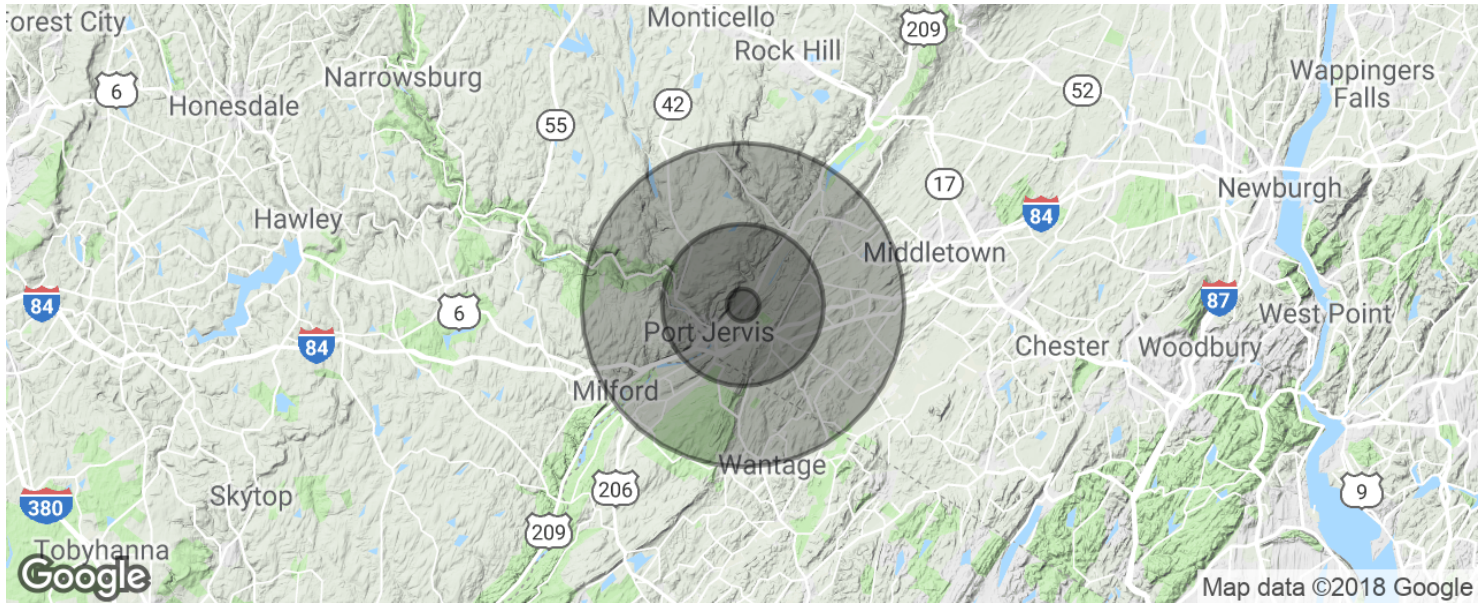
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	528	25,374	52,763
Median age	38.9	38.5	39.8
Median age (Male)	33.1	36.7	38.6
Median age (Female)	40.8	39.8	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	196	9,680	19,473
# of persons per HH	2.7	2.6	2.7
Average HH income	\$65,266	\$64,101	\$72,542
Average house value	\$211,804	\$218,489	\$242,082

* Demographic data derived from 2010 US Census

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