

6-Bay Self-Serve Wash

1176 Interchange Rd, Gilbert, PA 18331



OFFERING SUMMARY

Sale Price:	\$585,000
Lot Size:	1.68 Acres
Year Built:	1993
Building Size:	2,544 SF
Zoning:	Industrial
Market:	Monroe County
Submarket:	Polk Township
Traffic Count:	18,000
Price / SF:	\$229.95

PROPERTY OVERVIEW

2,500 SF fully equipped 6-bay self serve car wash located in the West End of the Poconos on Route 209 & Mill Pond Road. Strong history and well maintained. Recently renovated with equipment upgrades and site improvements. Zoning Code is Industrial. ADT 18,000.

LOCATION OVERVIEW

Located on busy Route 209 near all retail centers. Less than 6 miles to PA Turnpike

PROPERTY HIGHLIGHTS

- Zoned Industrial
- ADT 18,000
- Well Water
- Corner property
- 1.68 Acres

Terri Mickens, CCIM

Broker/Owner
570.801.6170
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TACM Commercial Realty Inc
2331 Route 209/Suite 5
Sciota, PA 18354



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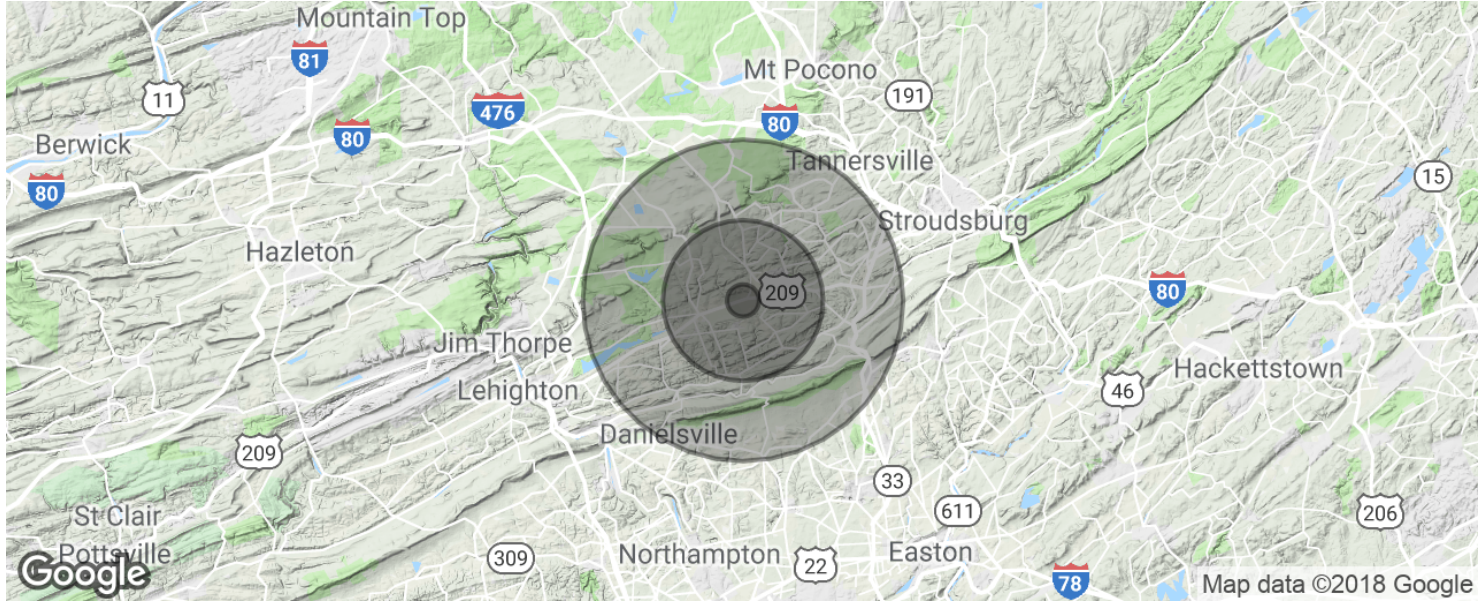


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	851	23,013	78,517
Median age	42.7	40.9	41.5
Median age (Male)	41.1	39.4	40.6
Median age (Female)	44.8	42.8	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	313	8,294	28,667
# of persons per HH	2.7	2.8	2.7
Average HH income	\$68,507	\$67,247	\$69,370
Average house value		\$236,843	\$230,003

* Demographic data derived from 2010 US Census

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