

10.75 AC Development Site w/ 1,613 SF Residence

330 Learn Rd, Tannersville, PA 18372



OFFERING SUMMARY

Sale Price:	\$530,000
Lot Size:	10.46 Acres
Zoning:	Commercial
Market:	Monroe County
Submarket:	Pocono Township
Price / SF:	\$1.16

PROPERTY OVERVIEW

10.75 AC Commercial Development opportunity with a 1,613 SF single family home currently rented for \$1,350/mo. Located right off Route 611 with easy access to Routes 33,715 & I-80. Ideal for automotive, storage, community service provider or and local business requiring land. 8 acres of the property is cleared and level at the top with access to the top. Public utilities.

LOCATION OVERVIEW

Located 1 block from Route 611 in Tannersville. Visible to Route 611. Clost to Route 80 and Mt Airy Lodge, Great Wolf and in the heart of large retail area and shopping malls.

PROPERTY HIGHLIGHTS

- 10.75 Acres
- ADT -18,000-20,000
- Zoned Commercial
- Public utilities
- 1,613 SF house rented \$1,350/mo

Terri Mickens, CCIM

Broker/Owner
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TACM Commercial Realty Inc
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LAND FOR SALE

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Google

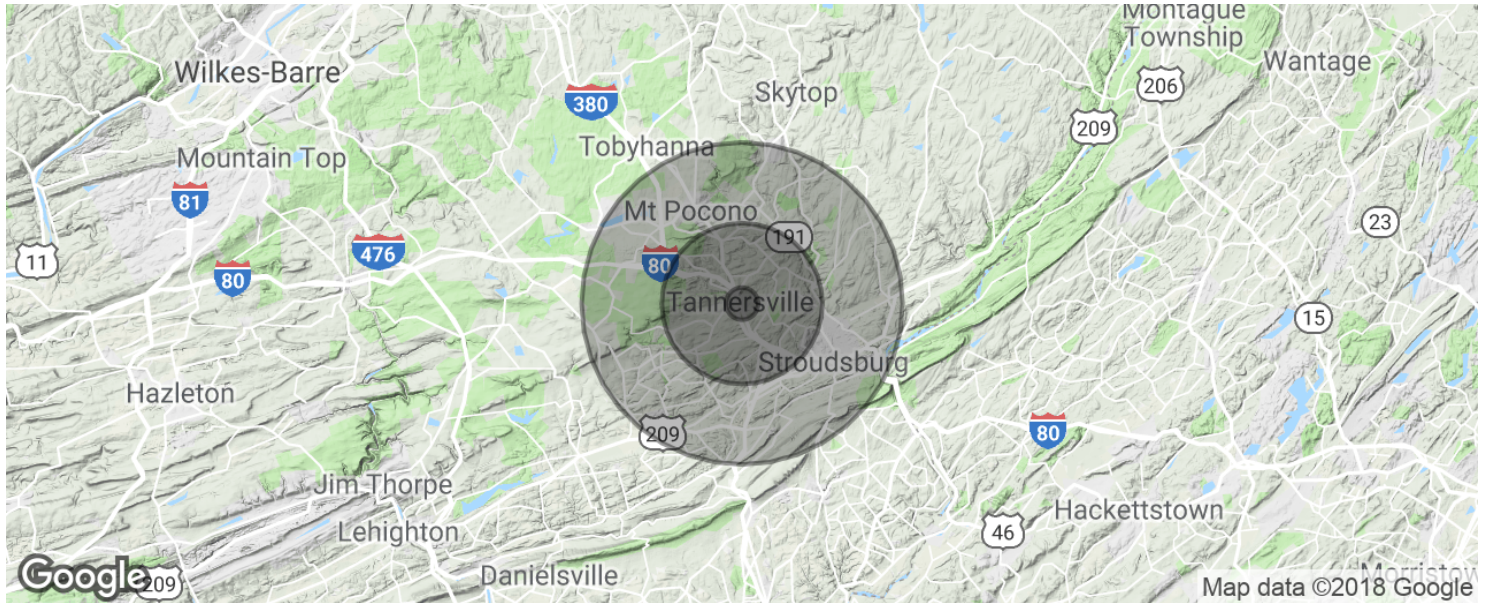
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,255	26,624	114,884
Median age	42.4	41.6	38.9
Median age (Male)	42.5	41.5	37.9
Median age (Female)	42.3	41.3	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	493	9,984	41,382
# of persons per HH	2.5	2.7	2.8
Average HH income	\$73,681	\$78,022	\$72,076
Average house value		\$246,472	\$241,624

* Demographic data derived from 2010 US Census

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