

3 Acre Development Site -Shovel Ready 10,000 SF Footprint

Neyhart Rd, Stroudsburg, PA 18360



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	3.0 Acres
Zoning:	C - General Commercial
Market:	Northeast PA
Submarket:	Poconos
Price / Ac	\$150,000

PROPERTY OVERVIEW

Clear 3 Acre Commercial/Light Industrial Site with approvals in place for a Building 10,000 - 20,000 Sf. Engineering, E & S, NPDES, HOP all completed and active. Ready for a user to choose a building style and complete this project. The site is 1/2 mile from the Snydersville Exit on Route 33 and has 500 feet of frontage on Route 209. This corner site allows for easy access via 2 approved driveways. On-site septic approved and designed.

PROPERTY HIGHLIGHTS

- 1/2 Mile from Snydersville Exit on Rt 33
- All Engineering complete
- NPDES Approved
- HOPs in Place
- Shovel Ready Project

Dan Lichty

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TACM Commercial Realty Inc

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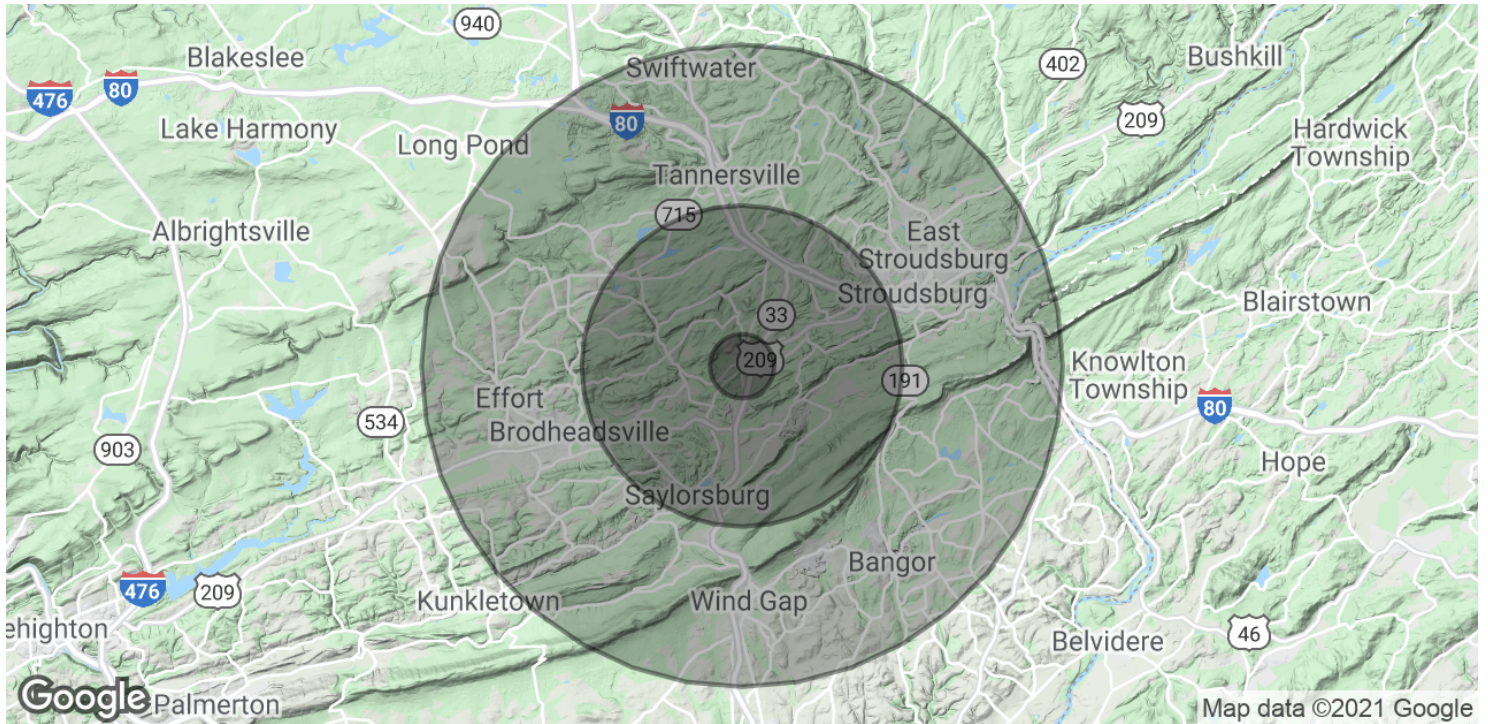
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,051	21,469	134,995
Average Age	42.2	42.4	39.7
Average Age (Male)	43.1	42.5	38.6
Average Age (Female)	41.7	42.8	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	385	7,751	49,299
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$80,466	\$80,879	\$70,964
Average House Value	\$344,046	\$268,969	\$236,068

* Demographic data derived from 2010 US Census

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