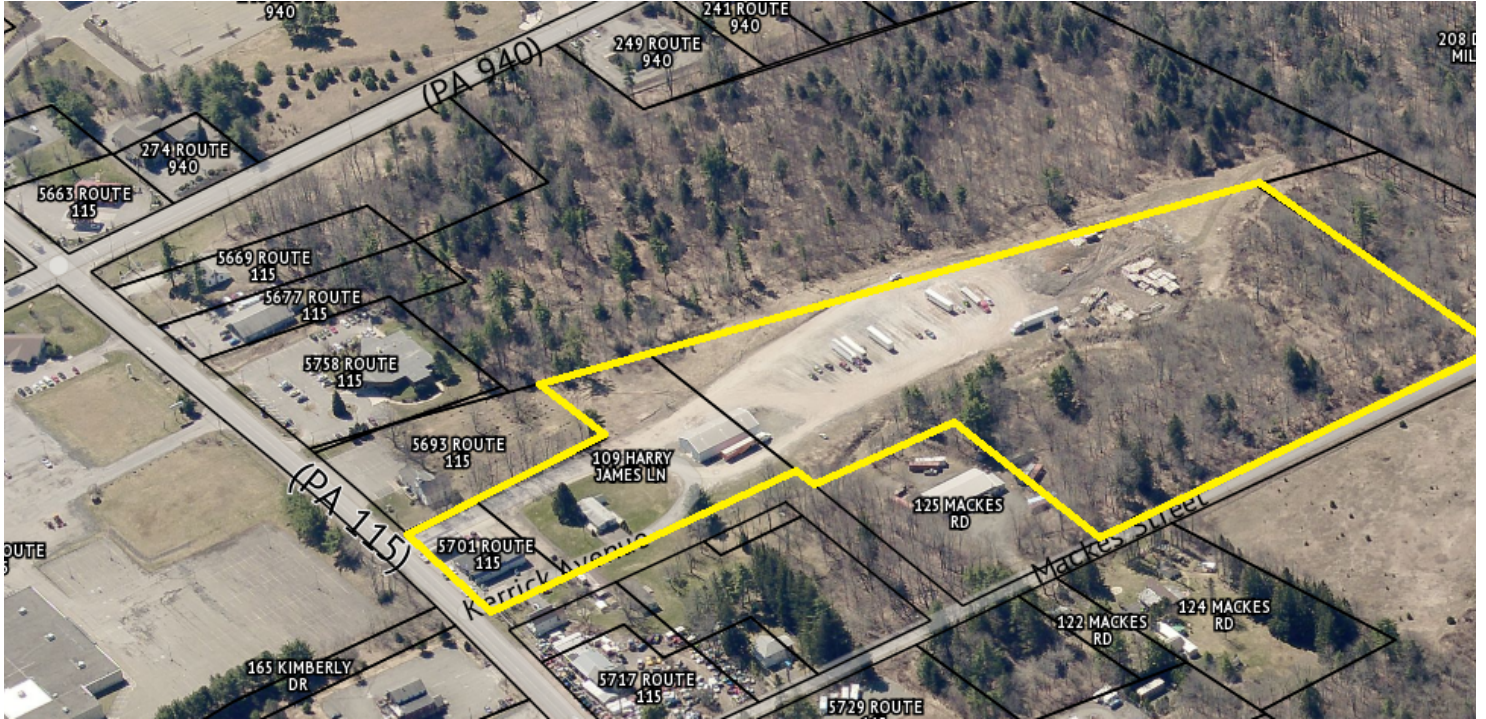


Auto/Trucking Site 12+ AC

5701 Route 115, Blakeslee, PA 18610



OFFERING SUMMARY

Sale Price:	\$975,000
Cap Rate:	10.95%
NOI:	\$106,795
Available SF:	
Lot Size:	12.29 Acres
Building Size:	9,553 SF
Zoning:	CI- Commercial/Industrial & C-Commercial
Market:	Tobyhanna Township
Submarket:	Blakeslee
Price / Acre:	\$60,000

PROPERTY OVERVIEW

Ideal automotive/trucking site along PA 115 consisting of automotive repair shop, warehouse/truck repair and expansive truck parking area. Currently generates rental income of approx \$11,500/mo with opportunity to fill more vacancy. Automotive retail shop is available for use. Site is just north of PA 115 & PA 940 intersection close to other retailers such as Wawa, CVS, Dollar General, Dunkin Donuts, and others. Located minutes from I-80 exit, Pocono Raceway and other Pocono attractions.

PROPERTY HIGHLIGHTS

- 12+ ac Commercial/Industrial Zoned Land
- Solid rental income w/ value add
- Minutes to I-80, I 380, PA Turnpike
- 30 min to Wilkes Barre & 50 min to Allentown
- Level partially (50%+) cleared property

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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Auto/Trucking Site 12+ AC

5701 Route 115, Blakeslee, PA 18610



Property Name:	Auto/Trucking Site 12+ AC
Property Address:	5701 Route 115, Blakeslee, PA 18610
Property Type:	Retail
APN:	19539410358413 / 1953410356224 / 19539410259042
Lot Size:	12.29 AC
Building Size:	9,553 SF
Zoning:	CI-Commercial/Industrial & C- Commercial
Taxes:	\$14,016.48
Rail Access:	N/A
Parking Spaces:	50
Cross Streets:	Route 115 & Route 940
Number of Stories:	1
Number of Units:	3

PROPERTY OVERVIEW

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LOCATION OVERVIEW

Site is located in the northwest corner of Monroe County approximately 20 miles Wilkes Barre Area and 45 miles north of the Allentown/Bethlehem market. Site has easy access to all major road arteries including I 380, I 80, PA Turnpike, PA 115, and PA 940. Parcel includes 3 tracts of commercial/industrial zoned land near 115/940 intersection in Tobyhanna Township, Blakeslee, PA.

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SALE HIGHLIGHTS

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Auto/Trucking Site 12+ AC

5701 Route 115, Blakeslee, PA 18610



LOCATION INFORMATION

Building Name	Auto/Trucking Site 12+ AC
Street Address	5701 Route 115
City, State, Zip	Blakeslee, PA 18610
County	Monroe
Market	Tobyhanna Township
Sub-Market	Blakeslee
Cross-Streets	Route 115 & Route 940
Signal Intersection	Yes

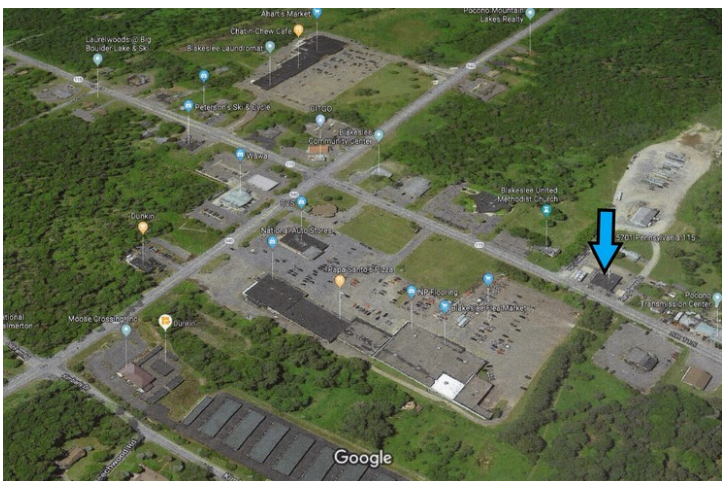
BUILDING INFORMATION

NOI	\$106,795.00
Cap Rate	10.95
Tenancy	Multiple
Number Of Floors	1
Number Of Lots	4
Warehouse %	50.0%
Condition	Average
Free Standing	Yes
Number Of Buildings	3



PROPERTY HIGHLIGHTS

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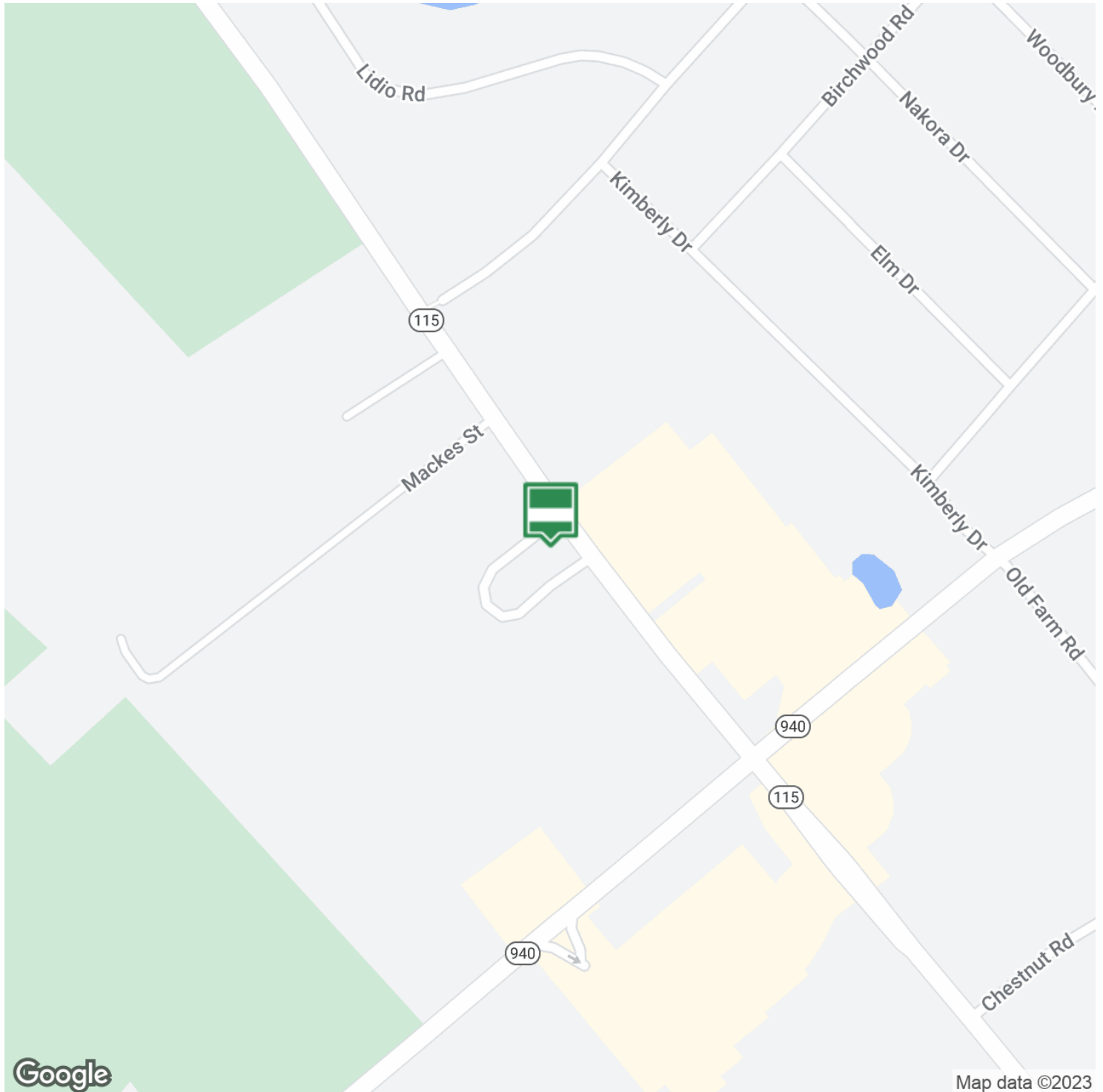
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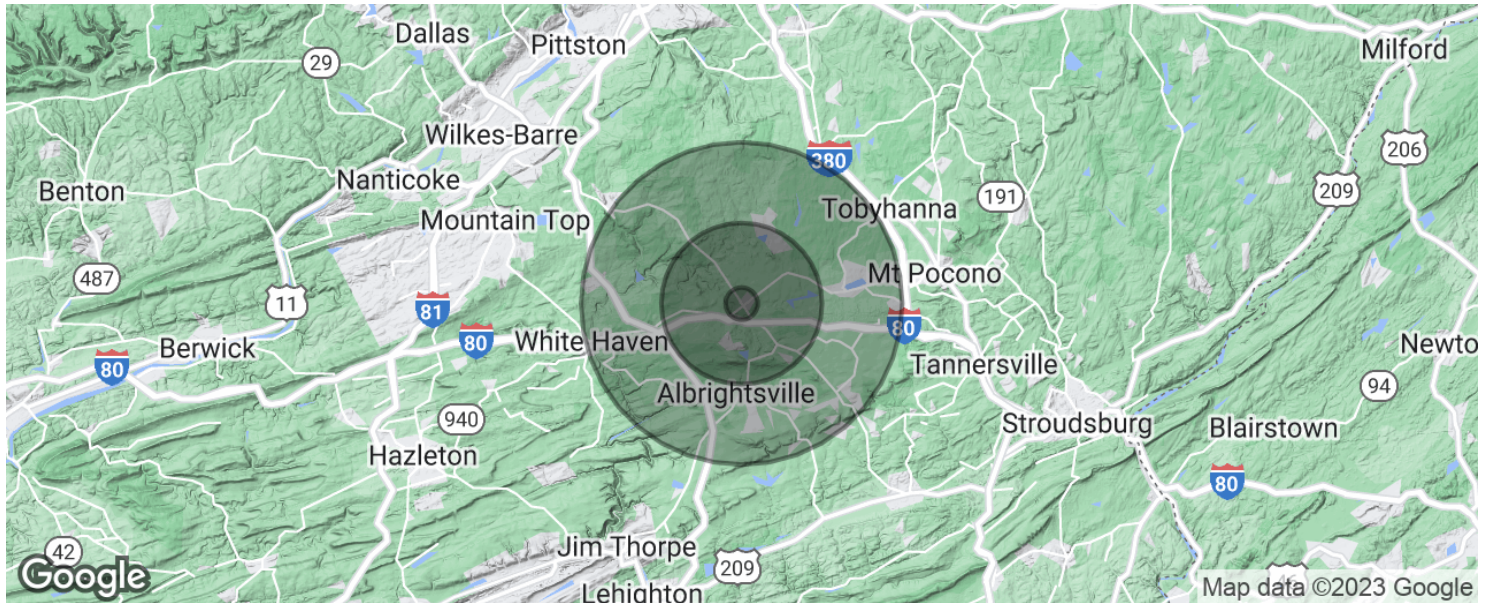
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Auto/Trucking Site 12+ AC

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	382	6,790	27,287
Median age	37.5	38.7	40.4
Median age (Male)	37.5	37.7	38.7
Median age (Female)	38.1	40.4	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	142	2,530	10,103
# of persons per HH	2.7	2.7	2.7
Average HH income	\$63,868	\$62,681	\$61,899
Average house value	\$202,341	\$194,900	\$192,518

* Demographic data derived from 2020 ACS - US Census

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