

Commercial Building Adjacent to Wawa

1791 Route 209, Brodheadsville, PA 18322



OFFERING SUMMARY

Sale Price:	\$299,000
Available SF:	
Lot Size:	0.57 Acres
Year Built:	1909
Building Size:	2,380 SF
Zoning:	GC- General Commercial
Market:	Monroe County
Submarket:	Chestnuthill Township
Price / SF:	\$125.63

PROPERTY OVERVIEW

BRING ALL OFFERS! Converted Retail store with 2300+/- Square feet and 20+ parking spots. Can be used as -is or as a Re-development site. Current improvements consisting of 2,380 SF building on a commercial site of 0.57 Acres in the center of Brodheadsville in Chestnuthill Township. Adjoining Wawa at a signalized intersection. Property has road access and frontage along US Route 209. Zoned GC- General Commercial.

PROPERTY HIGHLIGHTS

- 0.57 AC Re-Development Site next to Wawa
- On-Site Sewer/Water
- Existing 2,380 SF Building w/ Parking
- ADT- 17,385
- Zoned GC- General Commercial

Terri Mickens, CCIM

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

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted. Subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. And any special listing Conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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Property Name: Commercial Building Adjacent to Wawa

Property Address: 1791 Route 209, Brodheadsville, PA 18322

Property Type: Commercial Building / Pad Site - Adjacent to Wawa

APN: 02625801152012

Lot Size: 0.57 AC

Building Size: 2,380 SF

Zoning: GC- General Commercial

Rail Access: N/A

Year Built: 1909

Number of Stories: 2

PROPERTY OVERVIEW

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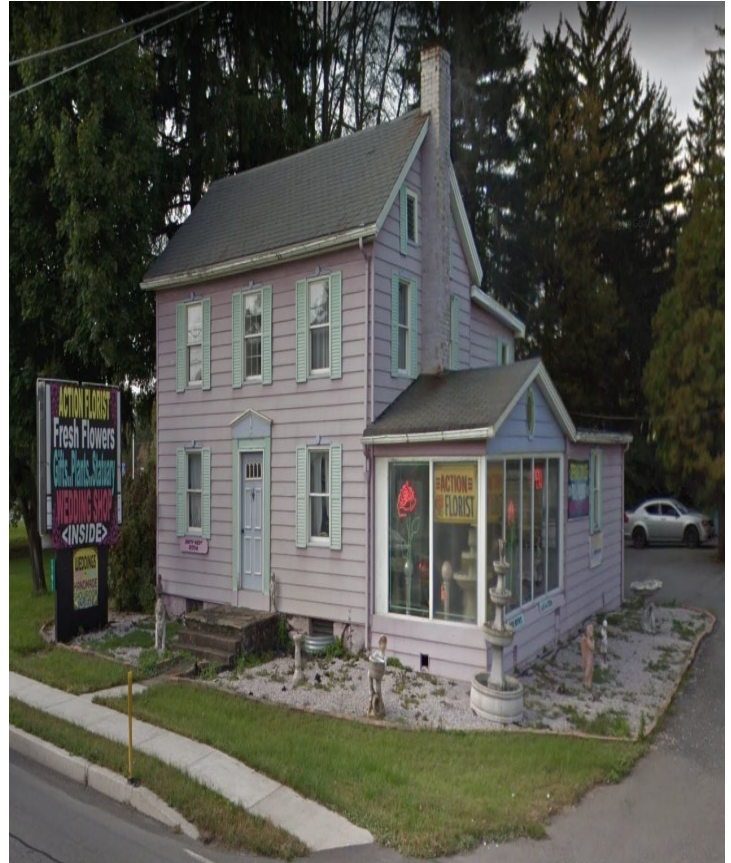
LOCATION OVERVIEW

Property site adjacent to Wawa in the center of Brodheadsville market of Monroe County PA.. Located at the heavily traveled intersection of PA 715 & PA 209. The immediate market area is populated with primarily full time residents and boasts a large school district. ADT - 25,000+ with an average HH Income in excess of \$70,000 annually.

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SALE HIGHLIGHTS

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Map data ©2021 Imagery ©2021, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA Farm Service Agency

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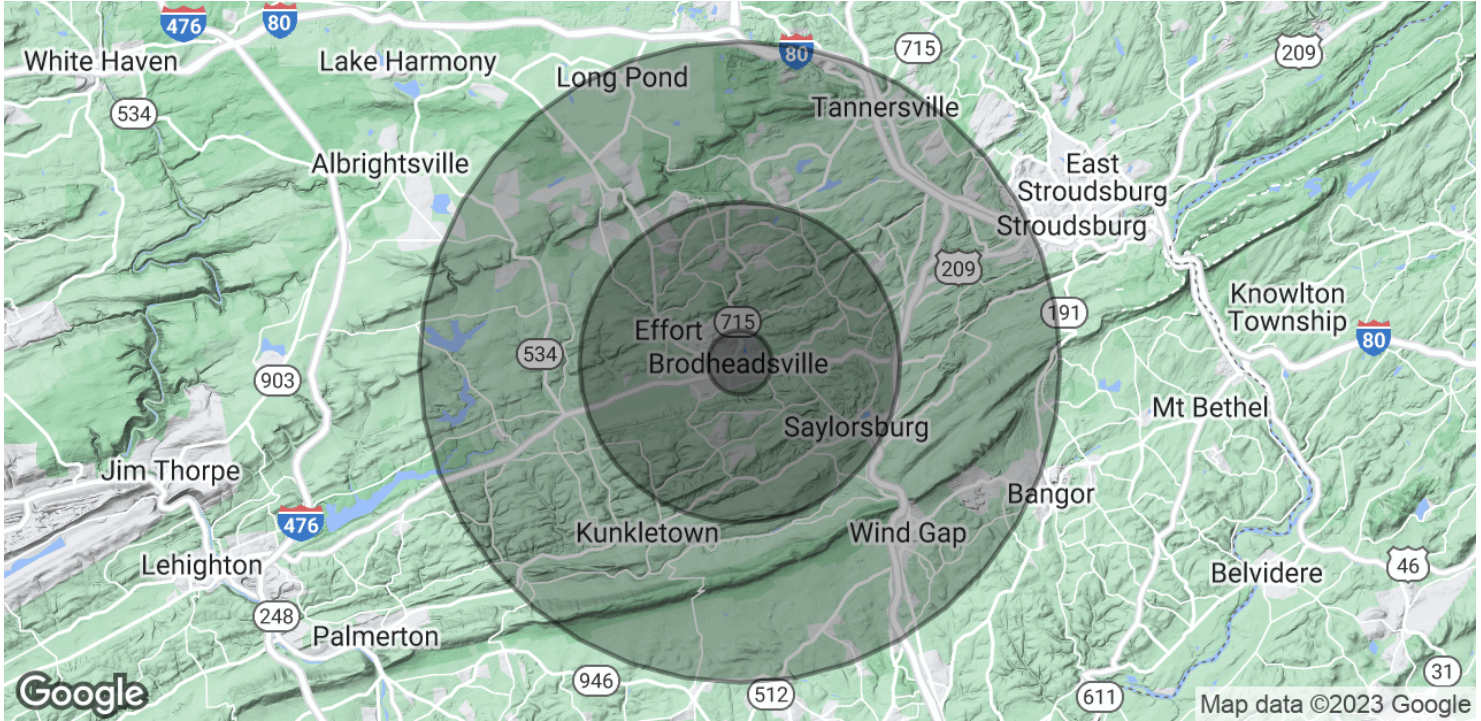
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	990	25,604	86,930
Median age	46.3	41.1	41.4
Median age (Male)	44.2	39.7	40.3
Median age (Female)	48.8	42.7	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	373	9,118	31,754
# of persons per HH	2.7	2.8	2.7
Average HH income	\$70,430	\$71,535	\$70,778
Average house value		\$238,657	\$237,242

* Demographic data derived from 2020 ACS - US Census

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