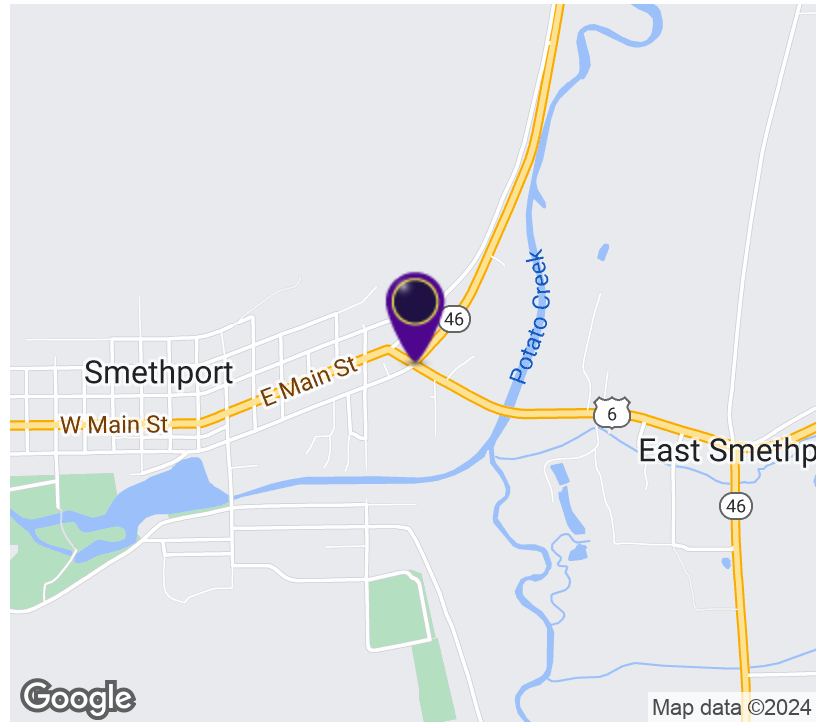


Development Site- Vacant Land

Route 46 and Route 6, Smethport, PA 16749



OFFERING SUMMARY

Sale Price:	\$299,000
Available SF:	0.5 Acres
Lease Rate:	Negotiable
Lot Size:	0.5 Acres
Price / SF:	\$13.73

PROPERTY OVERVIEW

For sale, lease, or build to suit. Vacant corner lot. Excellent spot for redevelopment of a gas or convenience store, retail, strip center, office, or dollar store uses. Additional property available for an additional amount on Route 6.

LOCATION OVERVIEW

Located at the intersection of Route 6 and Route 46. Busiest intersection in McKean County.

PROPERTY HIGHLIGHTS

- Commercial Zoning
- T Intersection Corner
- Redevelopment Site
- 0.5 +/- Acres



RICK RECCKIO
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ADDITIONAL PHOTOS

Development Site- Vacant Land

Route 46 and Route 6, Smethport, PA 16749

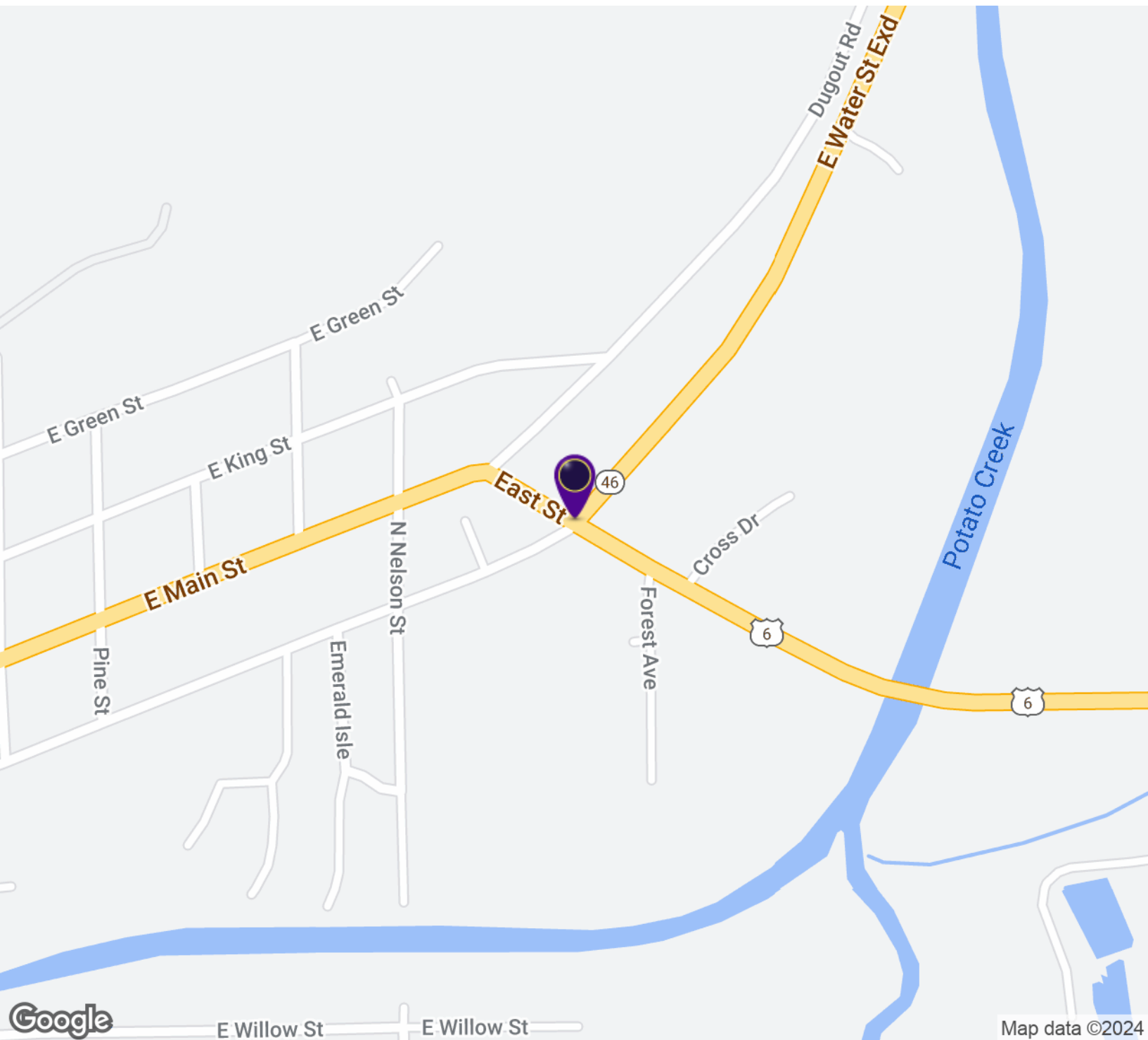


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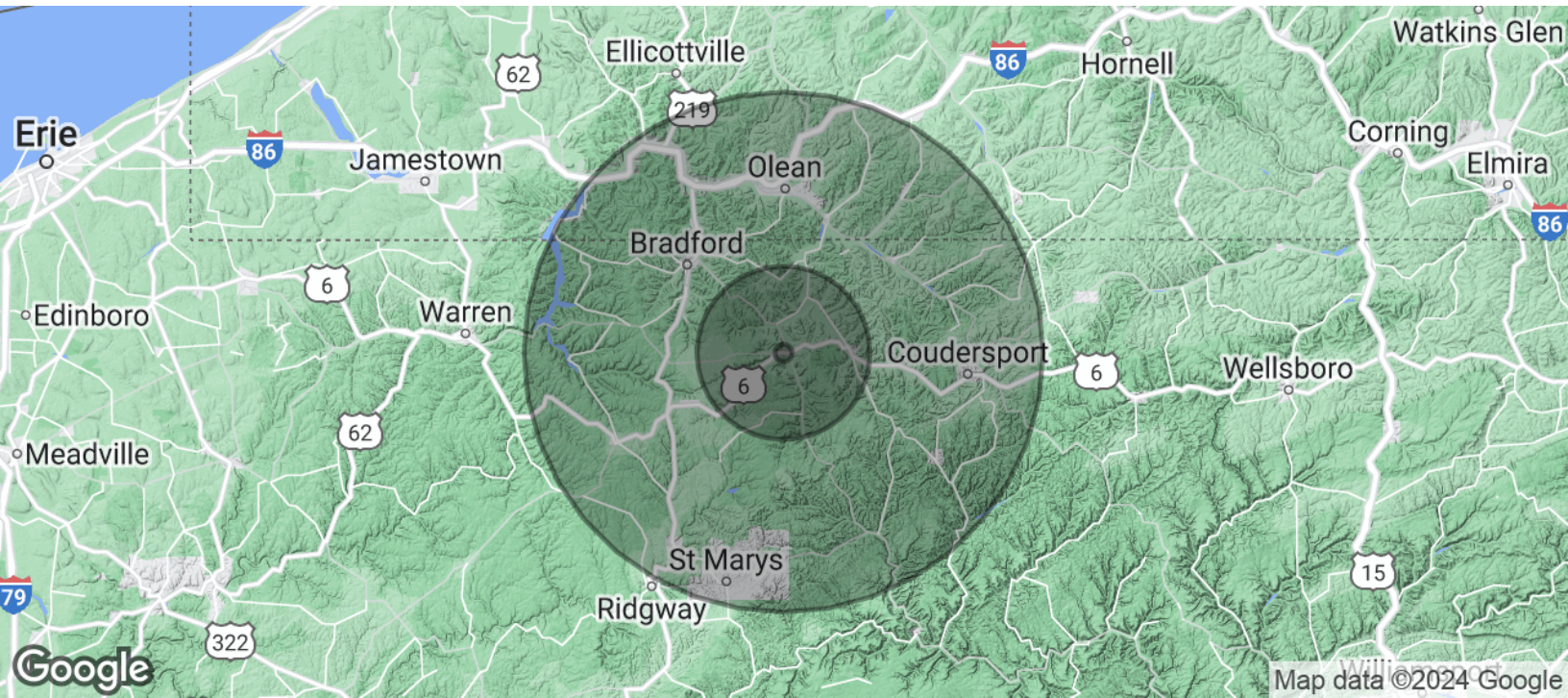
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Route 46 and Route 6, Smethport, PA 16749



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	83	9,862	139,161
Median age	45.9	43.4	41.5
Median age (Male)	43.9	42.4	39.8
Median age (Female)	48.1	44.4	42.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	31	3,860	57,275
# of persons per HH	2.7	2.6	2.4
Average HH income	\$51,788	\$51,830	\$51,209
Average house value		\$88,536	\$99,353

* Demographic data derived from 2020 ACS - US Census



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