

Retail Building With Rental Income

PEN ARGYL, PA



2 N ROBINSON AVE

KW COMMERCIAL
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Stroudsburg, PA 18360

PRESENTED BY:

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PEN ARGYL, PA

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$275,000
LOT SIZE:	0.12 Acres
BUILDING SIZE:	4,300 SF
ZONING:	GB
TRAFFIC COUNT:	12,119
PRICE / SF:	\$63.95

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering this retail building for sale in Pen Argyl. The 4,300 square foot building consists of two units. The 1,900 square foot space is leased to Senator Mario Scavello. The 2,400 square foot retail space is currently owner occupied. Property is suitable for end-user or investor.

LOCATION OVERVIEW

The property is located across from PNC Bank at the lighted intersection of E Pennsylvania Avenue (State Route 512) and N Robinson Avenue. Pen Argyl is a borough in Northampton County, Pennsylvania, 26 miles north of Allentown, in the Lehigh Valley region of the state. It is part of Pennsylvania's Slate Belt. Pen Argyl is near Route 33 and Interstate 80 at the foothills of the Blue Ridge Mountain and the Appalachian Trail. Current traffic count is 10,150 VPD along State Route 512.

Property Details

SALE PRICE

\$275,000

LOCATION INFORMATION

Street Address	2 N Robinson Avenue
City, State, Zip	Pen Argyl, PA 18072
County/Township	Northampton/Pen Argyl Borough
Cross Streets	E Pennsylvania Ave
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Route 33

BUILDING INFORMATION

Building Size	4,300 SF
NOI	\$6,752
Cap Rate	2.46%
Price / SF	\$63.95
Year Built	1955
Tenancy	Multiple
Number Of Floors	1
Average Floor Size	4,300 SF

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	GB
Lot Size	0.12 Acres
APN#	E8NE2A 35 8 0625
Corner Property	Yes
Traffic Count	12,119
Traffic Count Street	Route 512
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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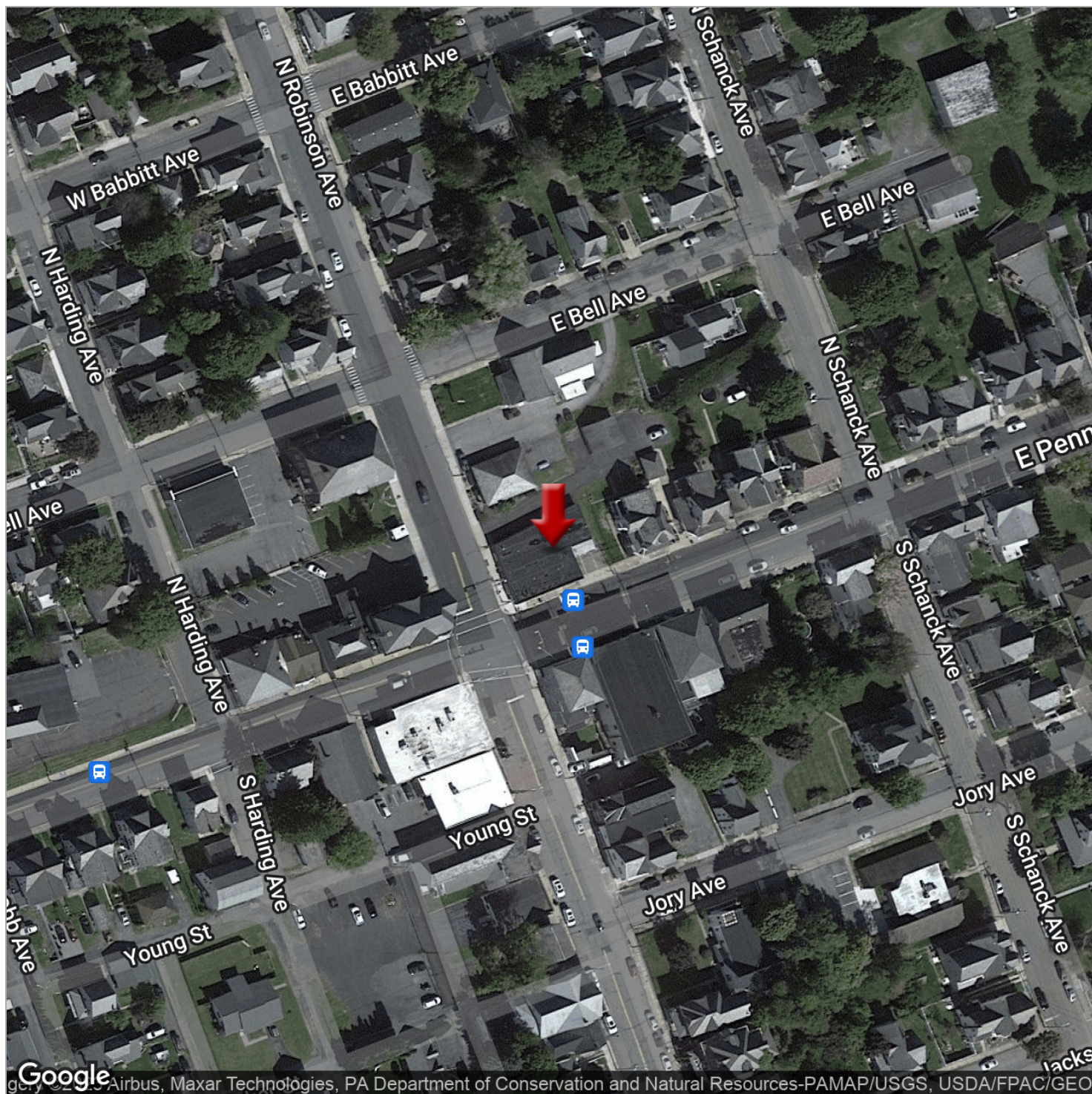
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

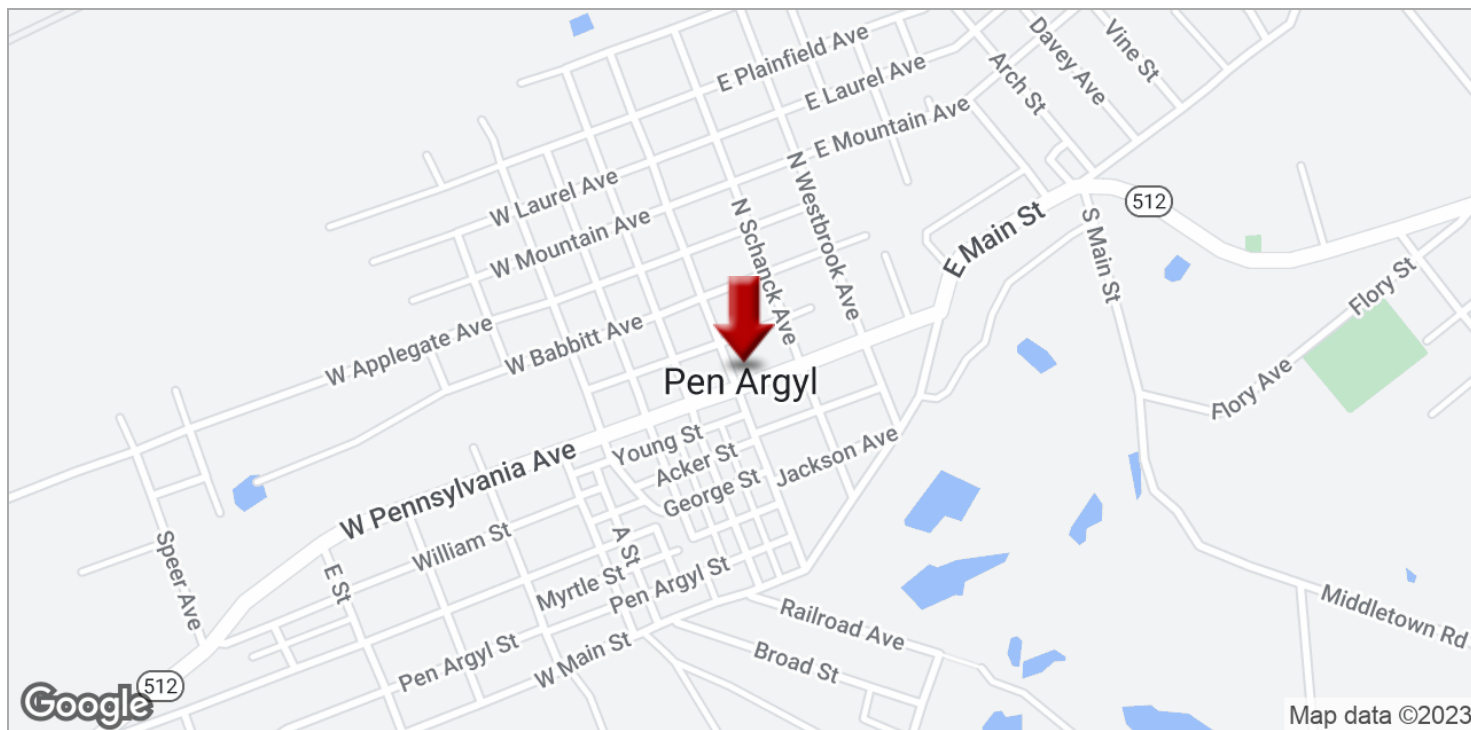
Income & Expenses

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Senator Mario Scavello	1	1,900	2/1/2015	1/31/2022	\$1,695	\$20,340	44.19	\$10.71
Forza Sports	2	2,400	Owner occupied	Owner occupied		\$0	55.81	\$0.00
Totals/Averages		4,300			\$1,695	\$20,340		\$10.71
INCOME SUMMARY								ACTUAL
Rental Income - Unit 1								\$20,340
Gross Income								\$20,340
Vacancy Cost								-
EXPENSE SUMMARY								ACTUAL
Taxes								\$5,862
Insurance								\$2,100
Gas								\$1,050
Electric - Unit 1								\$2,100
Electric - Unit 2								\$225
Water								\$366
Water Inspection Fee								\$100
Sewer								\$768
Maintenance Reserve (5%)								\$1,017
Gross Expenses								\$13,588
Net Operating Income								\$6,752

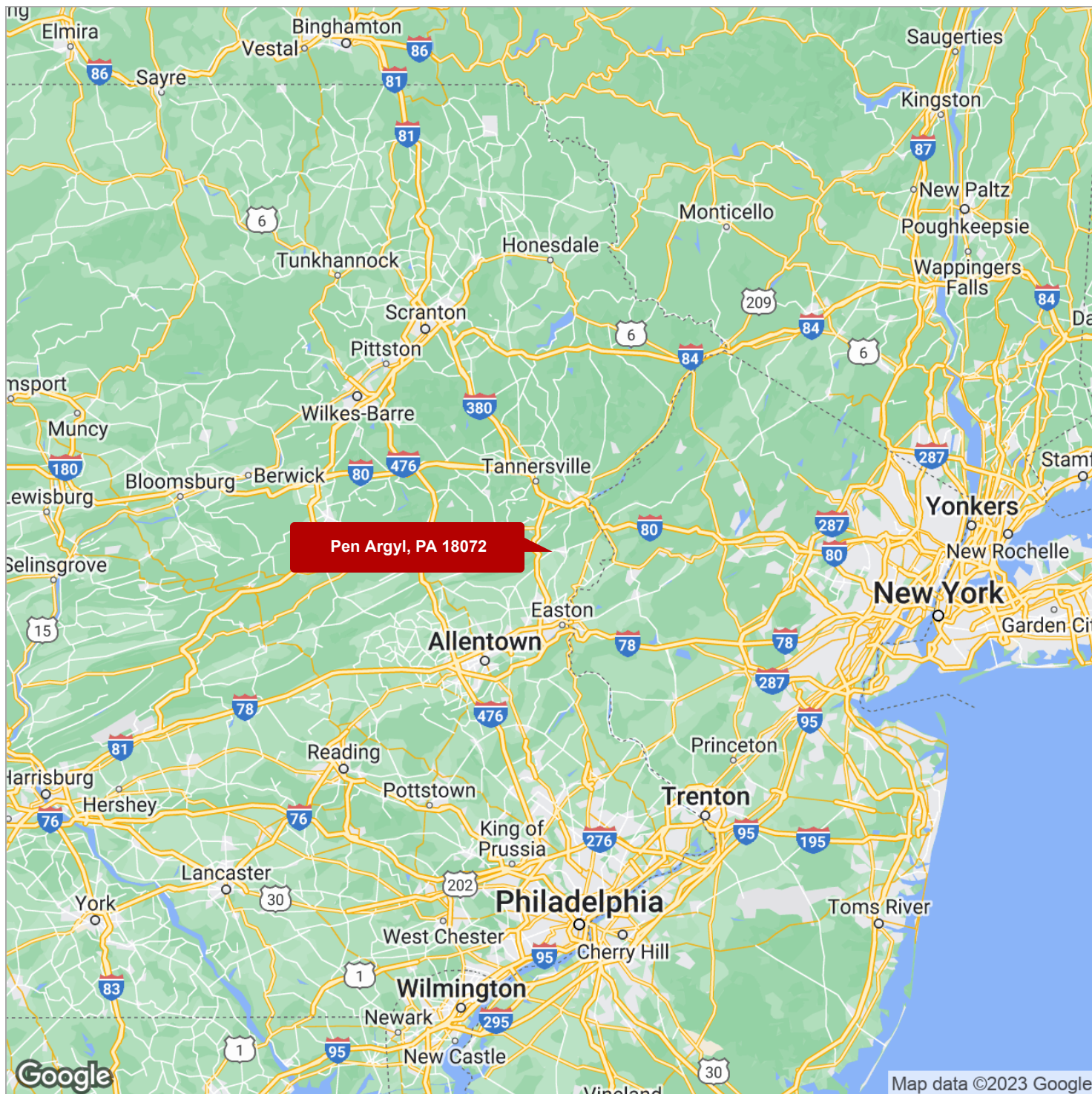
Aerial Map



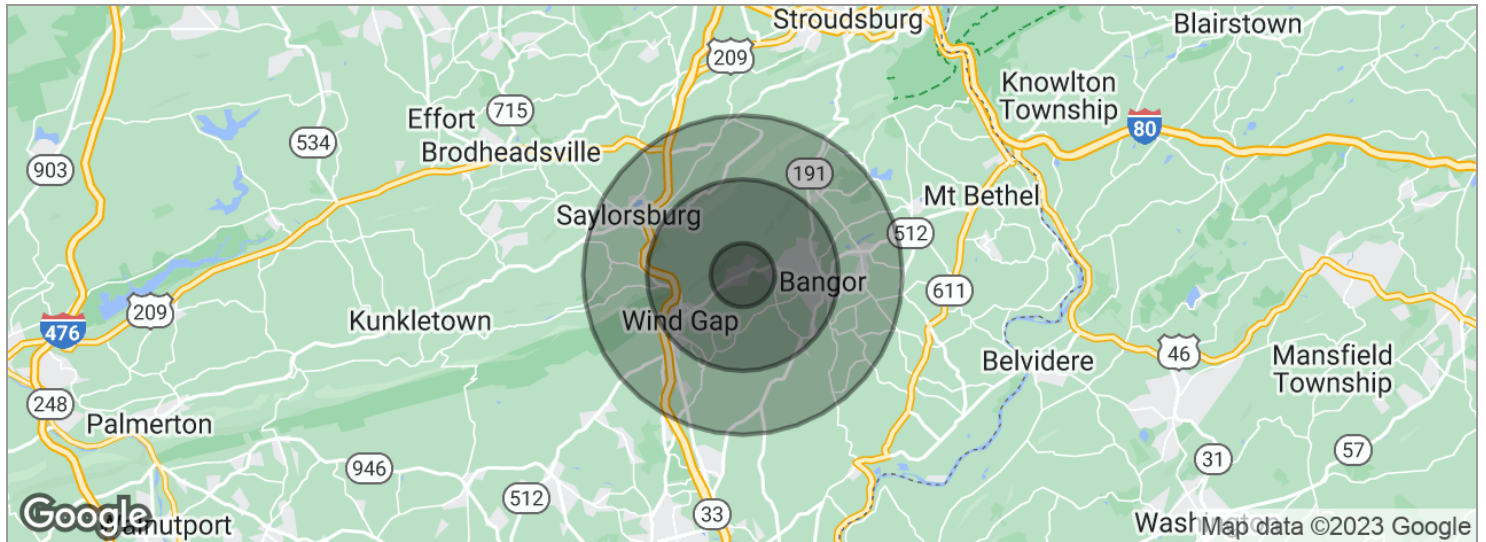
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,046	16,284	33,001
Median age	38.9	41.4	41.9
Median age (male)	37.4	39.4	40.2
Median age (Female)	39.9	43.8	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,013	6,425	12,750
# of persons per HH	2.5	2.5	2.6
Average HH income	\$62,240	\$62,675	\$64,903
Average house value	\$282,607	\$218,100	\$224,104
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	0.3%	1.5%	1.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	97.5%	97.1%	97.0%
Black	0.8%	0.8%	0.8%
Asian	0.3%	1.0%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.7%	0.3%	0.1%
Other	0.0%	0.2%	0.2%

* Demographic data derived from 2020 ACS - US Census