

High Traffic Corner Retail / Re-Development Site

1105 Scott St., Brodheadsville, PA 18322



OFFERING SUMMARY

Sale Price:	\$265,000
Available SF:	Fully Leased
Lot Size:	1.24 Acres
Building Size:	2,300 SF
Renovated:	1995
Zoning:	GC - General Commercial
Market:	Northeast PA
Submarket:	Brodheadsville
Price / SF:	\$115.22

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PROPERTY OVERVIEW

2 unit mixed-use complex on 1.24 commercial acres in the heart of Brodheadsville. Wide-open and functional 2500SF commercial space added on to a historic farmhouse. Property can be used as a commercial location with residential rental/owner residence or converted to 100% commercial use. Corner location with 330+ ft of frontage on busy Route 209 in Brodheadsville. Two paved parking lots allow for 40+ vehicles. Great End-user or Re-Development Site with broad permitted commercial uses. Property is made up of a 3-bed, 2.5-bath house with attached 2,500 sq ft of commercial space which was built as a hair salon in and was most recently a retail location. House could be used as a rental, owner's residence, or converted to commercial space. Open floor plan allows for easy conversion to a variety of uses. Electric is separately metered and the commercial space has central A/C. Near Kinsley's ShopRite, Autozone, Dollar General, Dunkelberger's Sports Outfitter, Ace hardware and Weis Markets.

PROPERTY HIGHLIGHTS

- 330+' RT 209 Road Frontage
- Corner Lot

• 14,000+ ADT D+200

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

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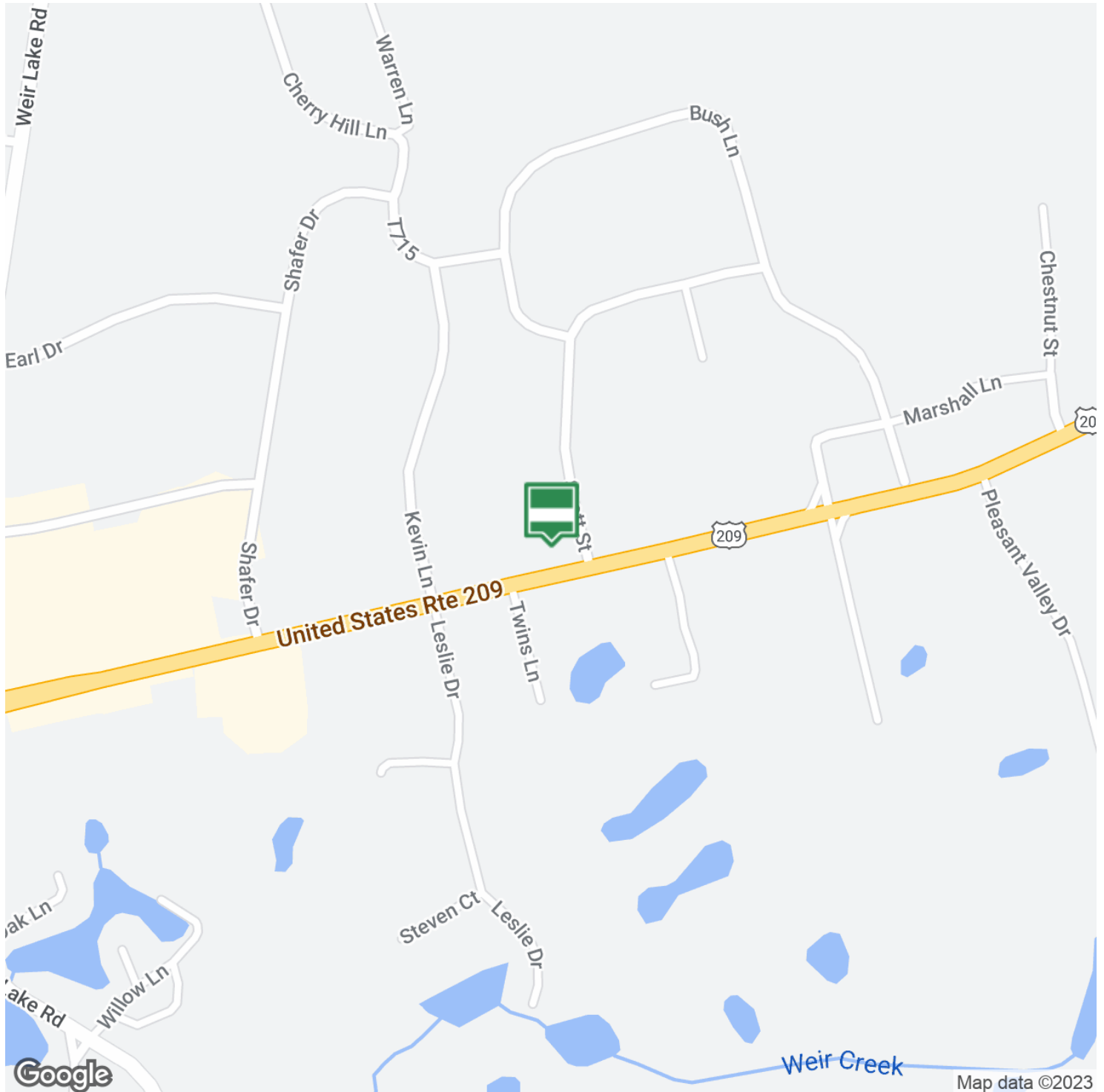
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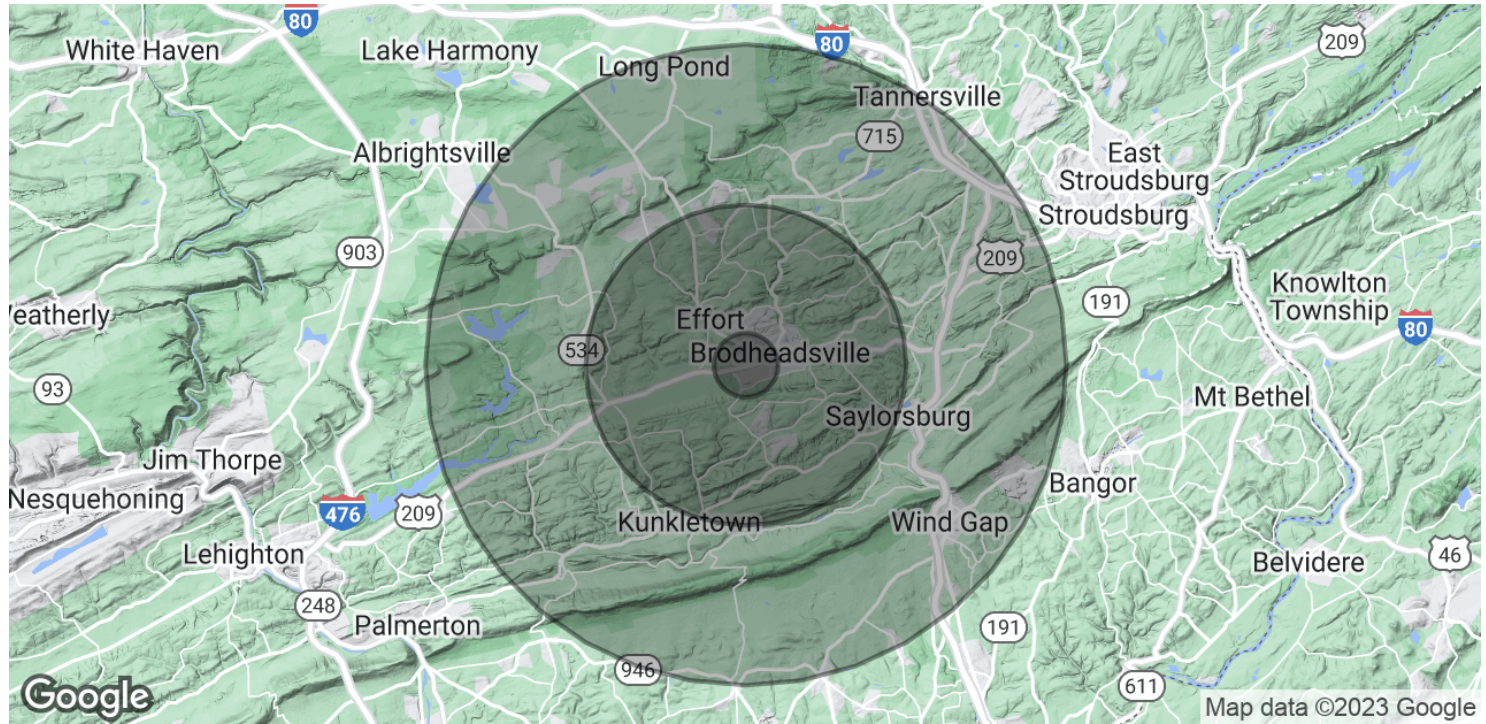


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	990	24,866	83,005
Average age	46.3	41.0	41.4
Average age (Male)	44.2	39.3	40.4
Average age (Female)	48.8	43.0	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	373	8,870	30,267
# of persons per HH	2.7	2.8	2.7
Average HH income	\$70,430	\$69,366	\$70,185
Average house value		\$237,873	\$234,223

* Demographic data derived from 2020 ACS - US Census

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