

FOR SALE

1039 TREXLERTOWN RD

1039 TREXLERTOWN RD

Trexlerstown, PA 18087

PRESENTED BY:

MICHAEL CICCONE, JR.

O: 484.245.1034

michael.ciccone@svn.com

PA #RS359711

AMY HAWLEY, SIOR

O: 484.245.1014

amy.hawley@svn.com





SALE PRICE:

\$1,900,000.00

OFFERING SUMMARY

LOT SIZE:	4.31 Acres
ZONING:	Light Industrial
MUNICIPALITY:	Upper Macungie
UTILITIES:	Public Sewer, Well
BUSINESS PURCHASE OPPORTUNITY:	Call for Details

PROPERTY OVERVIEW

4.31 ac zoned Light Industrial (LI) in Upper Macungie Township with many approved uses. Renovated building makes for great showroom and office. Plenty of outdoor storage with potential for future building expansion. Stoned lot area is 2.33ac.

LOCATION OVERVIEW

0.5 miles south of Rt. 222 Bypass, 2.0 Miles south of I-78 interchange, 5 miles to PA Turnpike [Lehigh Valley Interchange]

PROPERTY HIGHLIGHTS

- Noteworthy uses permitted by right: -Construction Company Headquarters/Storage -Lumber Yard -Office -Repair Service -Building Supplies, wholesale sales of -Industrial Equipment Sales, Rental, Service -Various Manufacturing and/or Bulk Processing -Packaging -Package Delivery Services Distribution Center -Self-Storage Development - Daycare -Wholesale Sales -Plant Nursery Retail -Hotel/Motel - Medical Office

MICHAEL CICCONE, JR.
O: 484.245.1034
michael.cicccone@svn.com
PA #RS359711

AMY HAWLEY, SIOR
O: 484.245.1014
amy.hawley@svn.com

1039 TREXLERTOWN RD 1039 Trexlertown Rd Trexlertown, PA 18087

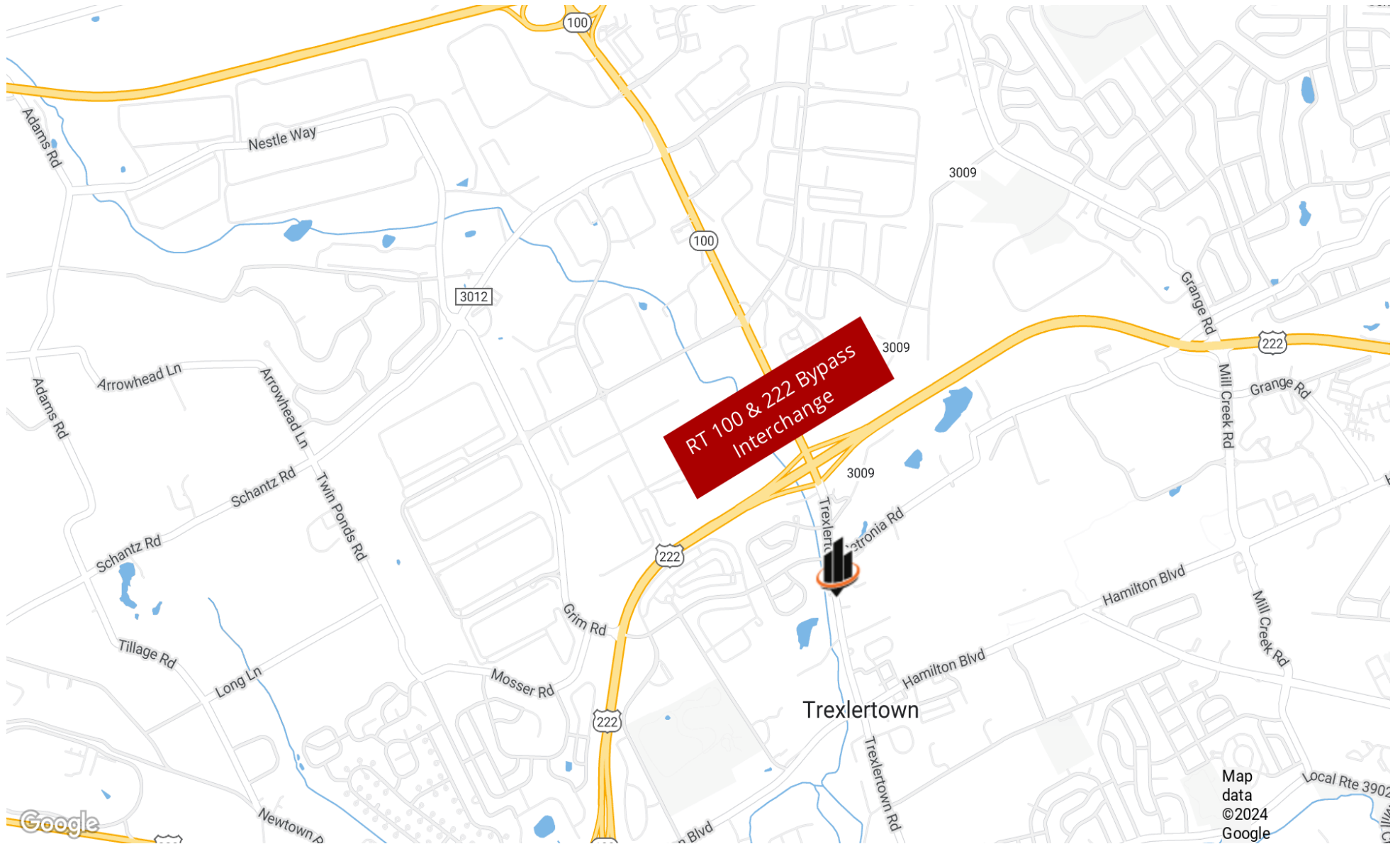




MICHAEL CICCONE, JR. **AMY HAWLEY, SIOR**
O: 484.245.1034 O: 484.245.1014
michael.cicccone@svn.com amy.hawley@svn.com
PA #RS359711

1039 TREXLERTOWN RD 1039 Trexlertown Rd Trexlertown, PA 18087



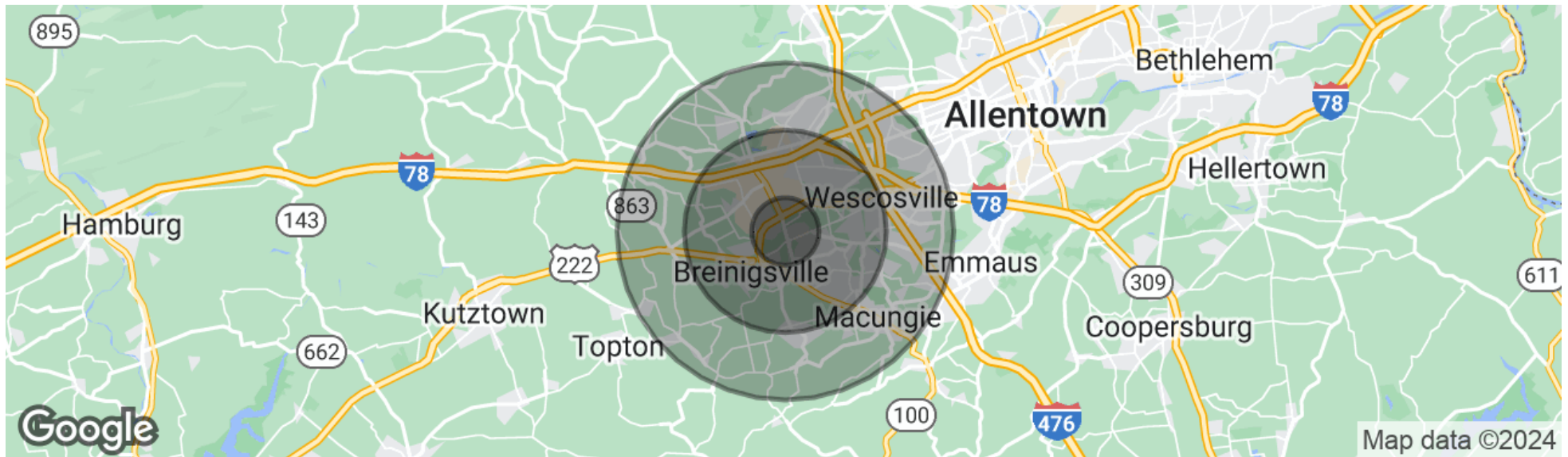


MICHAEL CICCONE, JR.
O: 484.245.1034
michael.cicccone@svn.com
PA #RS359711

AMY HAWLEY, SIOR
O: 484.245.1014
amy.hawley@svn.com

1039 TREXLERTOWN RD 1039 Trexlertown Rd Trexlertown, PA 18087





POPULATION

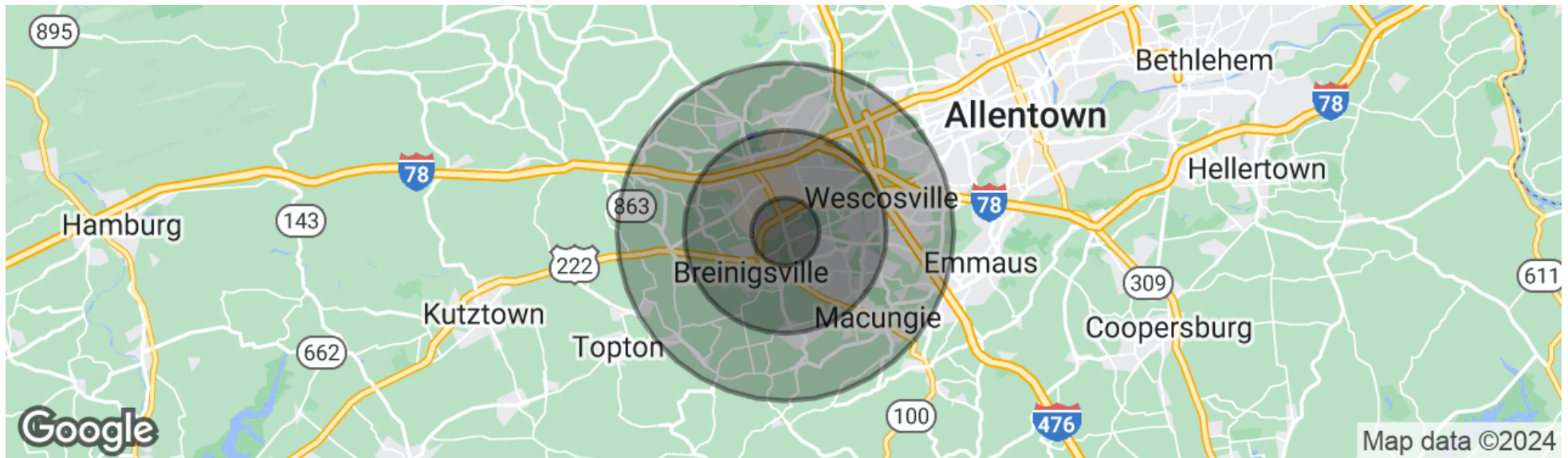
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,907	28,609	72,201
AVERAGE AGE	41.0	40.4	41.6
AVERAGE AGE (MALE)	40.9	40.1	40.7
AVERAGE AGE (FEMALE)	40.6	40.1	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	692	10,544	27,347
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$104,055	\$97,827	\$94,369

MICHAEL CICCONE, JR.
O: 484.245.1034
michael.cicccone@svn.com
PA #RS359711

AMY HAWLEY, SIOR
O: 484.245.1014
amy.hawley@svn.com



AVERAGE HOUSE VALUE

2020 American Community Survey (ACS)

\$308,692

\$296,410

\$297,994

MICHAEL CICCONE, JR.
O: 484.245.1034
michael.cicccone@svn.com
PA #RS359711

AMY HAWLEY, SIOR
O: 484.245.1014
amy.hawley@svn.com

1039 TREXLERTOWN RD 1039 Trexlertown Rd Trexlertown, PA 18087

