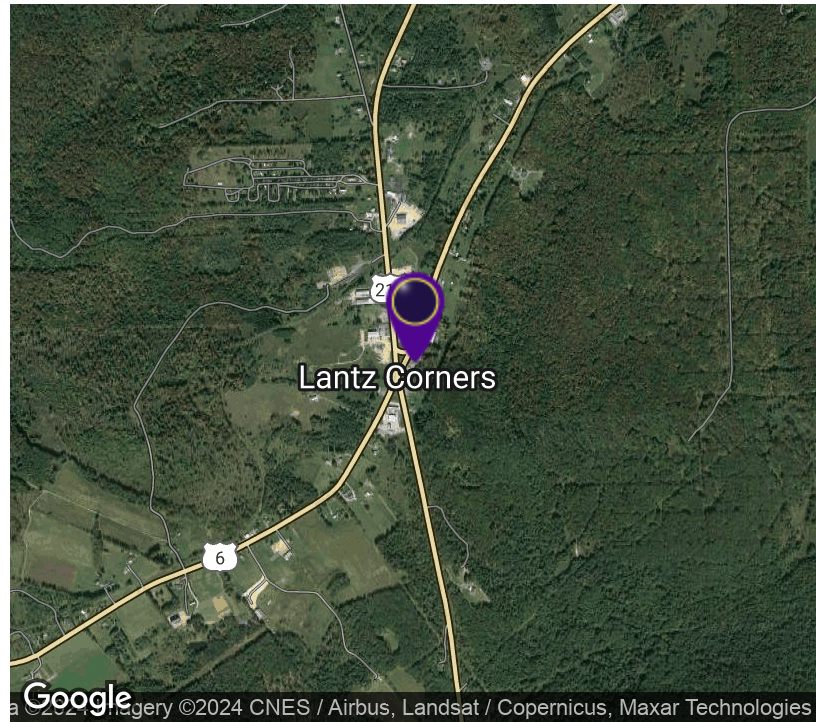


8946 U.S. 6

Kane, PA 16735



OFFERING SUMMARY

Sale Price: Subject To Offer

Available SF:

Lot Size: 60.0 Acres

PROPERTY OVERVIEW

60+ Acres of vacant land. Has sewer, water, electric, and gas available. Excellent development site opportunity. Can be divided into similar parcels. Land has frontage on Route 6 and Route 219.

LOCATION OVERVIEW

Located in Kane, PA on Route 6, near Lantz Corners. The intersection of US Route 219 and US Route 6 is one of the busiest intersections in all of McKean County, PA.

PROPERTY HIGHLIGHTS

- Excellent development opportunity
- Electric, gas, water, and sewer access
- Located at the corners of route 219 and route 6

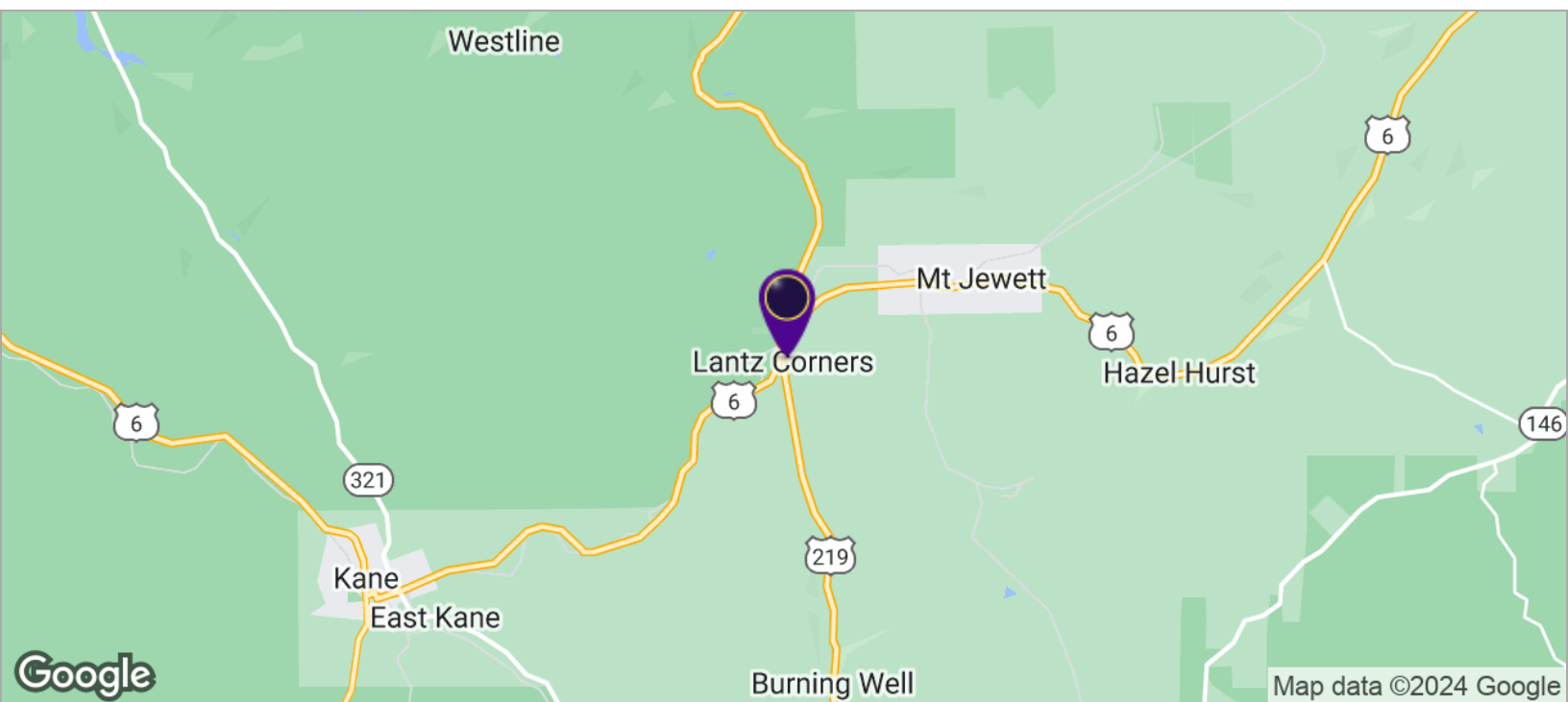


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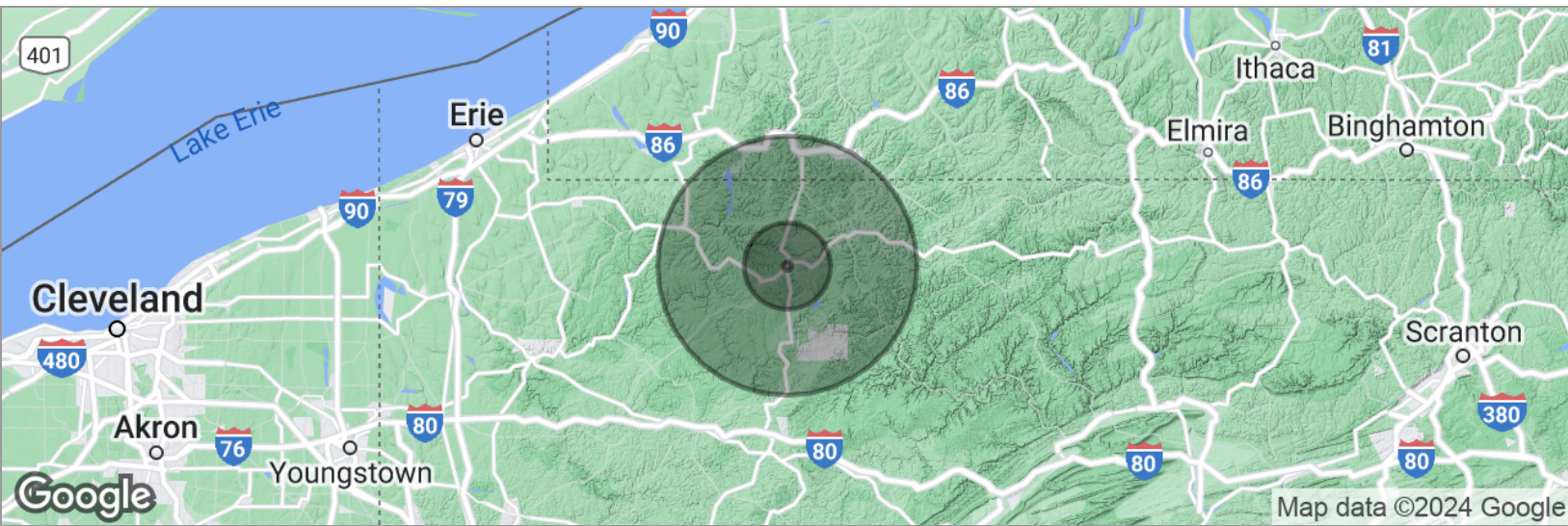
Kane, PA 16735



DEMOGRAPHICS MAP

8946 U.S. 6

Kane, PA 16735



POPULATION

	1 MILE	10 MILES	30 MILES
Total population	37	6,093	111,940
Median age	44.6	42.6	41.1
Median age (Male)	45.9	42.6	39.8
Median age (Female)	42.2	43.4	42.5

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	15	2,392	43,877
# of persons per HH	2.5	2.5	2.6
Average HH income	\$52,786	\$49,504	\$51,814
Average house value		\$116,825	\$108,301

ETHNICITY (%)

	1 MILE	10 MILES	30 MILES
Hispanic	2.7%	2.2%	1.7%

RACE (%)

	1 MILE	10 MILES	30 MILES
White	100.0%	94.4%	94.5%
Black	0.0%	3.2%	2.1%
Asian	0.0%	0.2%	0.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.5%	1.4%
Other	0.0%	0.4%	0.5%

* Demographic data derived from 2020 ACS - US Census



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