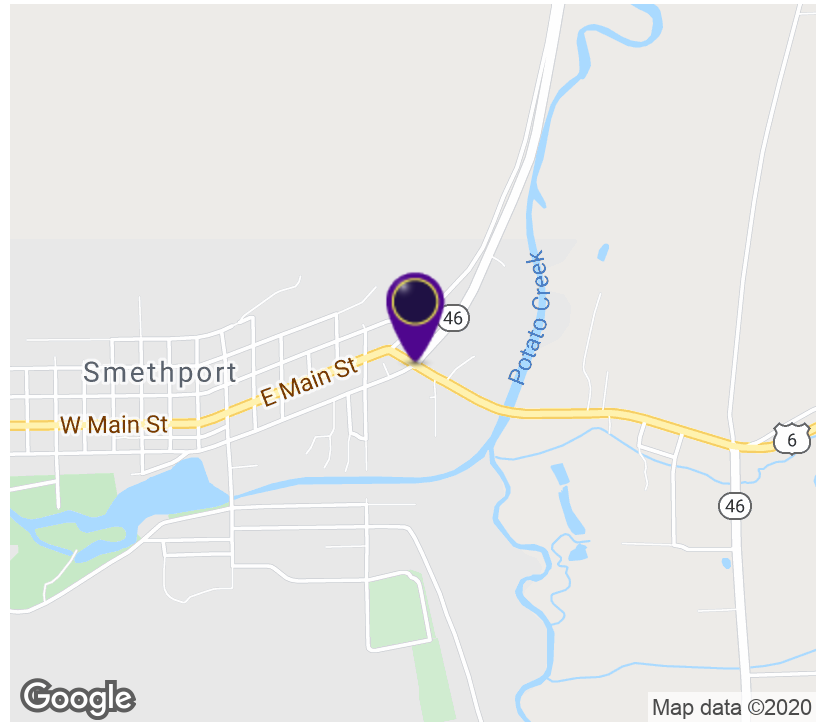


# Development Site- Vacant Land

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  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

ADDITIONAL PHOTOS

# Development Site- Vacant Land

Route 46 and Route 6, Smethport, PA 16749



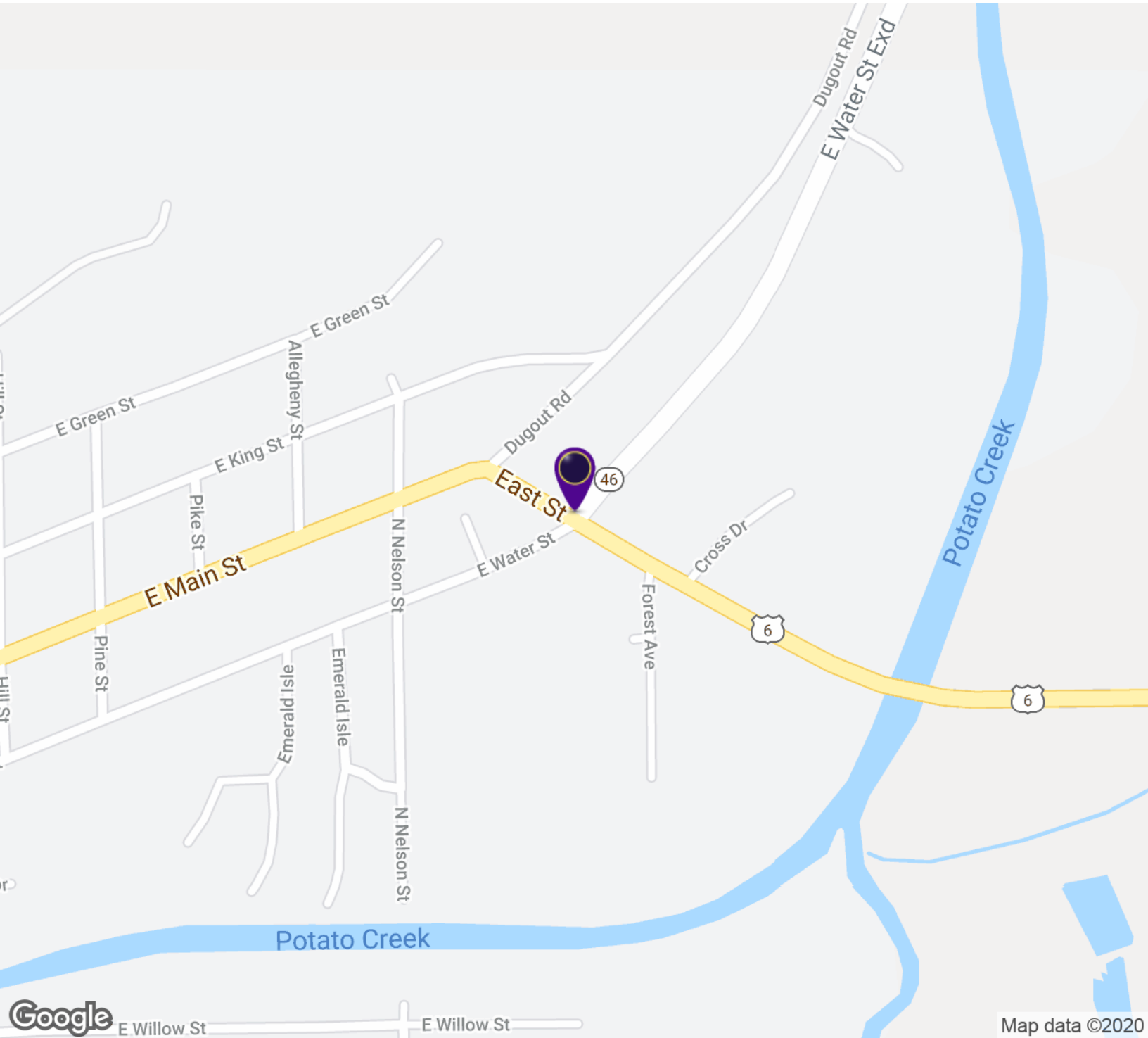
NY & PA Licensed Broker

RICK RECCKIO  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# Development Site- Vacant Land

Route 46 and Route 6, Smethport, PA 16749

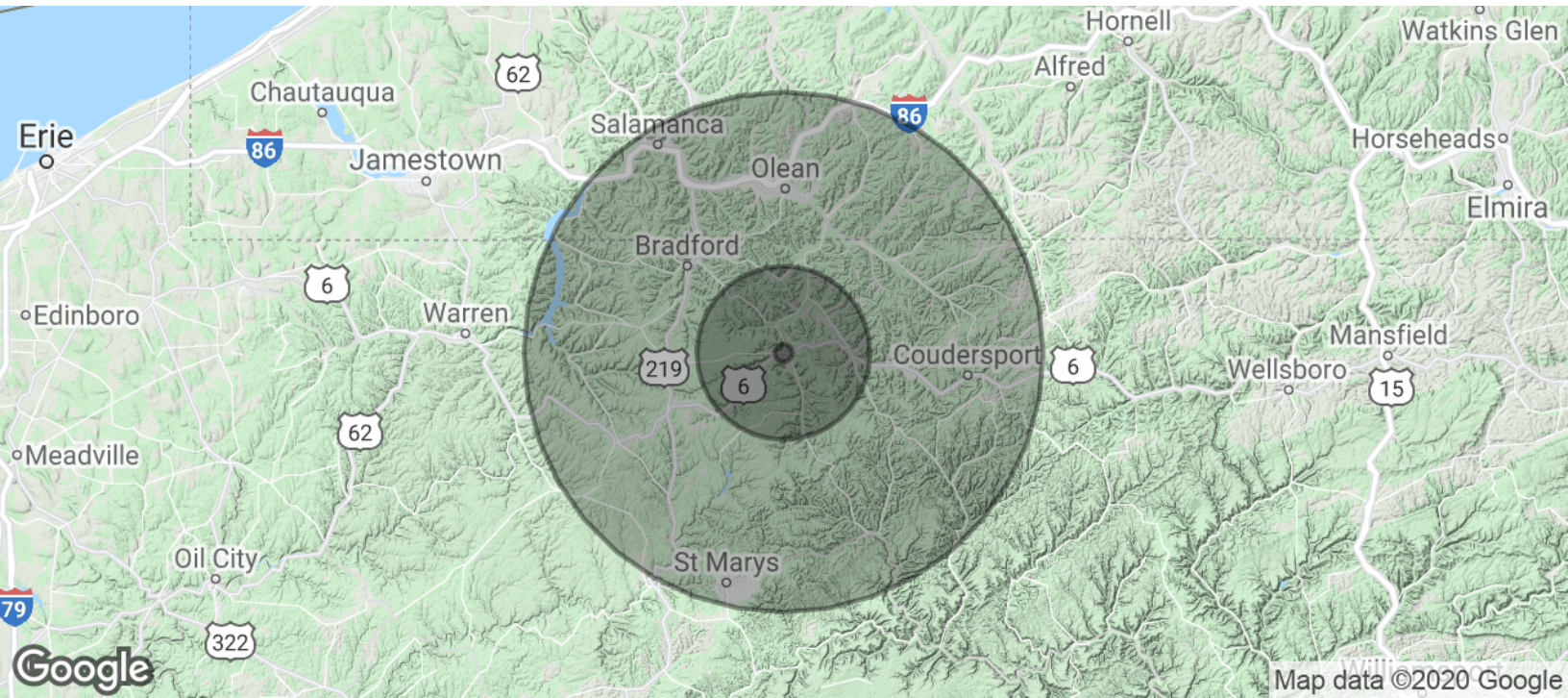


RICK RECCKIO  
716.998.4422  
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com

# Development Site- Vacant Land

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 2010 US Census



**RICK RECCKIO**  
 716.998.4422  
 rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B  
 Williamsville, NY 14221  
 (O) 716.631.5555 // (F) 716.632.6666  
 www.recckio.com