

For Sale
Land
\$289,900

3.7 +/- Acres

1.2 +/- Acres

Citizens Bank

weis

Fleetwood Bank

cricket



Kutztown Rd. at Kemp Rd.

Kutztown, Pennsylvania 19530

Property Highlights

- Very close proximity to Kutztown University.
- High-traffic, high-visibility site in the growing Maxatawny Township.
- 30,000+ daily vehicle count.
- Includes tow leased billboards at \$7,500/yr.
- C-1 zoning allows a variety of retail, service, and office uses.
- Public water and sewer available.

Property Description

Highly visible 5.42 Acre commercial site at the intersection of East Main Street in Kutztown and the Route 222 bypass in fast-growing Maxatawny Township. Can be used as single lot, or subdivision which has already been recorded including an access road. Ideal for Self-storage, automotive, retail, rental yard, etc. Immediate area includes Weis Markets, Planet Fitness, bank, auto dealer, restaurant and professional and medical offices. Property includes two leased billboards!

OFFERING SUMMARY

Sale Price	\$289,900
Lot Size	5.4 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	976	\$62,252
5 Miles	25,382	\$66,322
10 Miles	81,929	\$76,112

VIEW PROPERTY VIDEO

For more information

Brian McCahon

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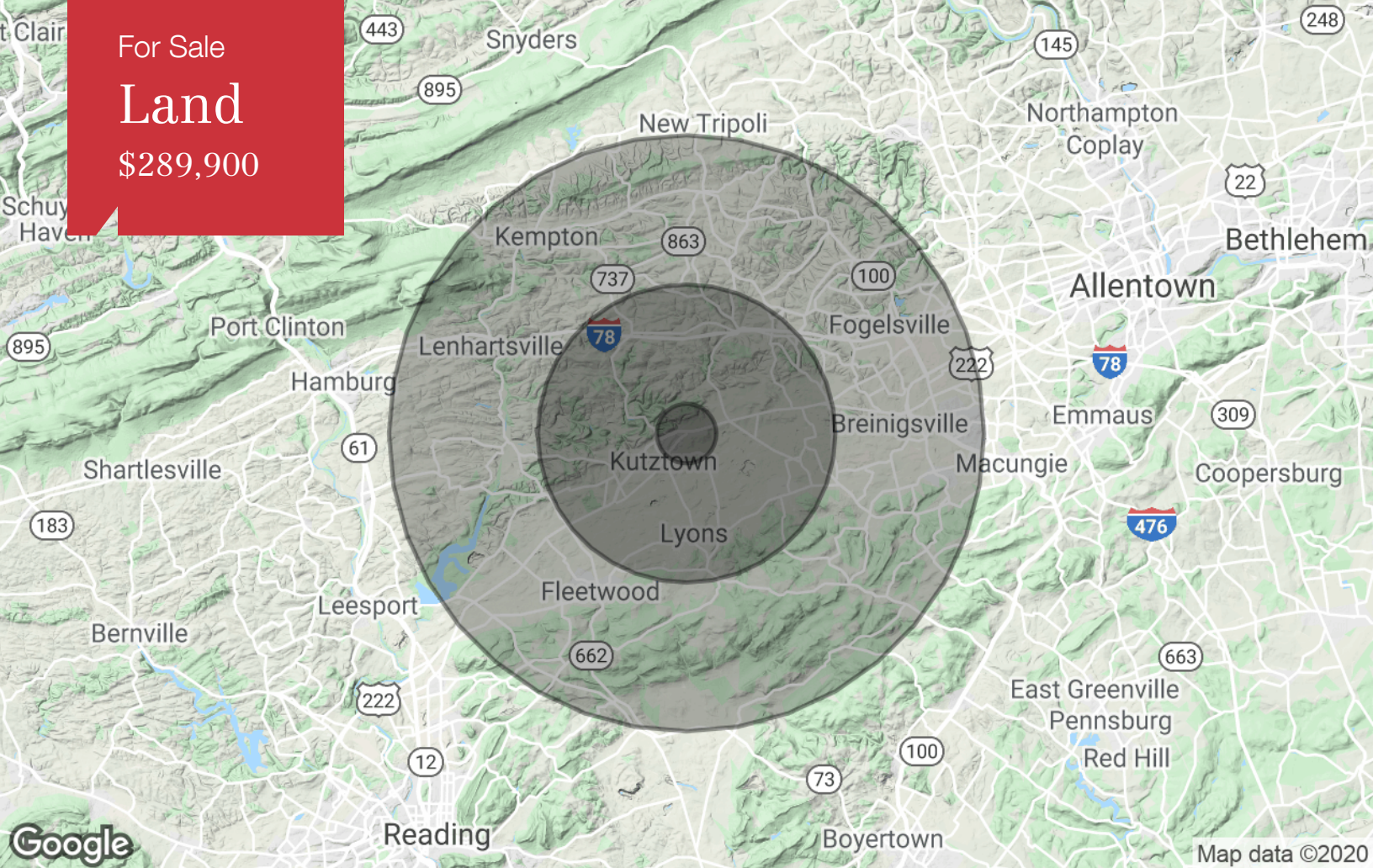
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	976	25,382	81,929
MEDIAN AGE	20.6	28.6	37.7
MEDIAN AGE (MALE)	21.2	28.7	37.2
MEDIAN AGE (FEMALE)	20.2	28.4	38.0

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	253	8,341	30,125
# OF PERSONS PER HH	3.9	3.0	2.7
AVERAGE HH INCOME	\$62,252	\$66,322	\$76,112
AVERAGE HOUSE VALUE	\$260,632	\$276,531	\$267,312

Race

	1 Mile	5 Miles	10 Miles
% WHITE	94.4%	95.3%	95.6%
% BLACK	3.5%	2.4%	1.4%
% ASIAN	0.9%	1.1%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	1.2%	1.2%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.2%	2.1%	2.5%

* Demographic data derived from 2010 US Census

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