

STATE ROUTE 49 & 15

LAWRENCEVILLE, PA

±8 AC AVAILABLE FOR LEASE



property highlights.

- Potential opportunity for joint venture
- Located on the boarder of PA/NY - last exit before going towards Upstate New York
- 1 Mile from Cowanesque Lake & Reservoir
- Accessibility & exposure along busy highway Route 15

stats.

| 2020 DEMOGRAPHICS* | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| EST. POPULATION | 665 | 2,228 | 4,198 |
| EST. HOUSEHOLDS | 297 | 919 | 1,685 |
| EST. AVG. HH INCOME | \$68,452 | \$70,235 | \$70,866 |

COWANESQUE TRAFFIC COUNT: 4,045
ROUTE 15 TRAFFIC COUNT: 10,022 VPD *ESRI 2020



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get in touch.

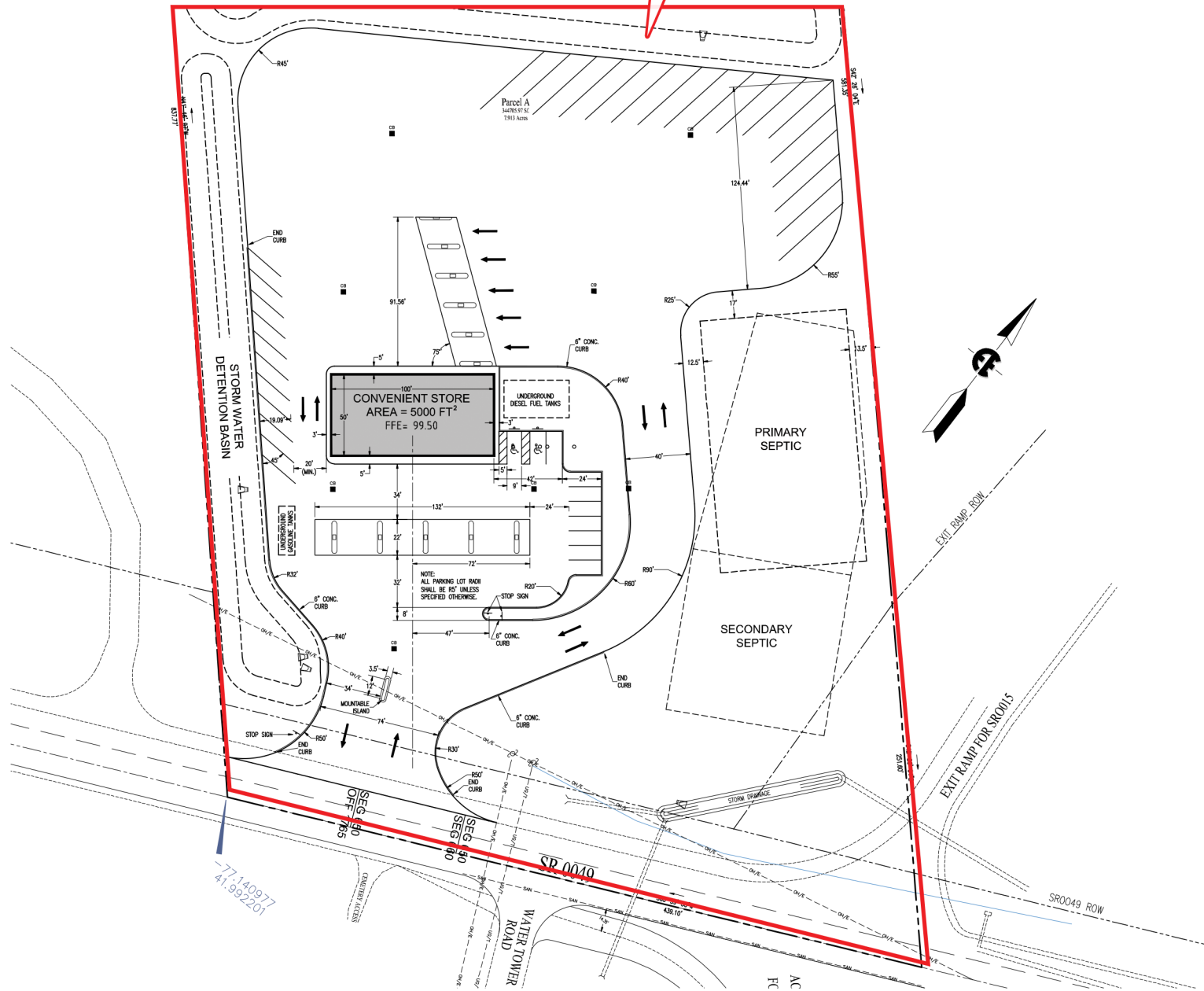
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±8 ACRES



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STATE ROUTE 49 & 15
LAWRENCEVILLE, PA





±8 ACRES

EXXON

FAMILY DOLLAR

NAPA

UNITED STATES POSTAL SERVICE

SMOKIN' JOE'S

15

10,022 VPD

COWANESQUE STREET 4,045 VPD

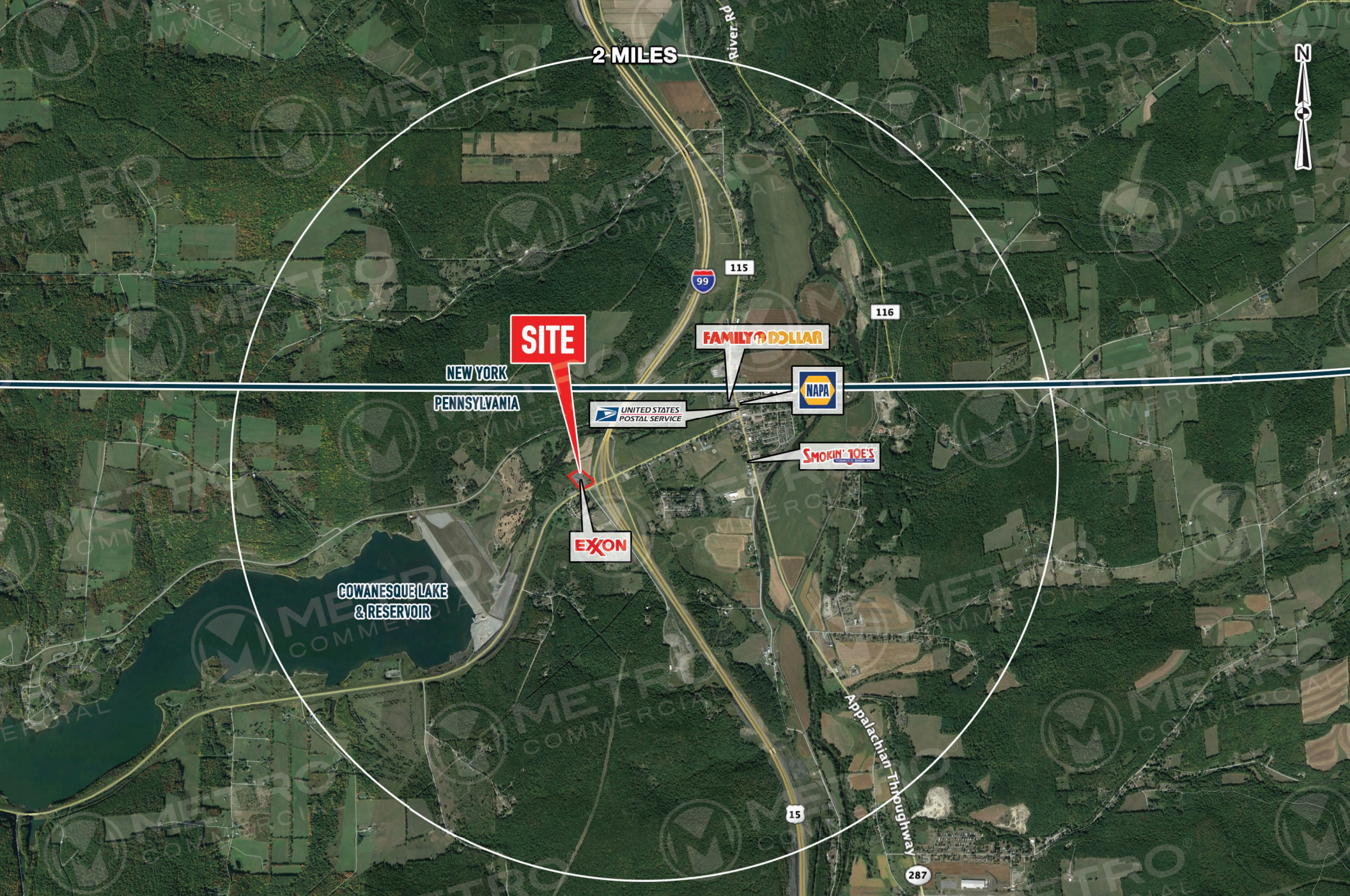
MAIN STREET 3,431 VPD



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