

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$330,000
Available SF:	
Lot Size:	5.5 Acres
Price / Acre:	\$60,000
Zoning:	Commercial
APN:	33-2309581-408233
Township:	Union Township
County:	Lebanon County

PROPERTY OVERVIEW

Highly visible site just off the northwest quadrant of I-81, Exit 90. Site located along Fisher Avenue, one of the main corridors to Indiantown Gap. Numerous national companies have located at this highly desirable location. The remaining approved Lot 2 (5.5 acres), is the only lot still available. Public utilities are available to site along with PennDot driveways already constructed.

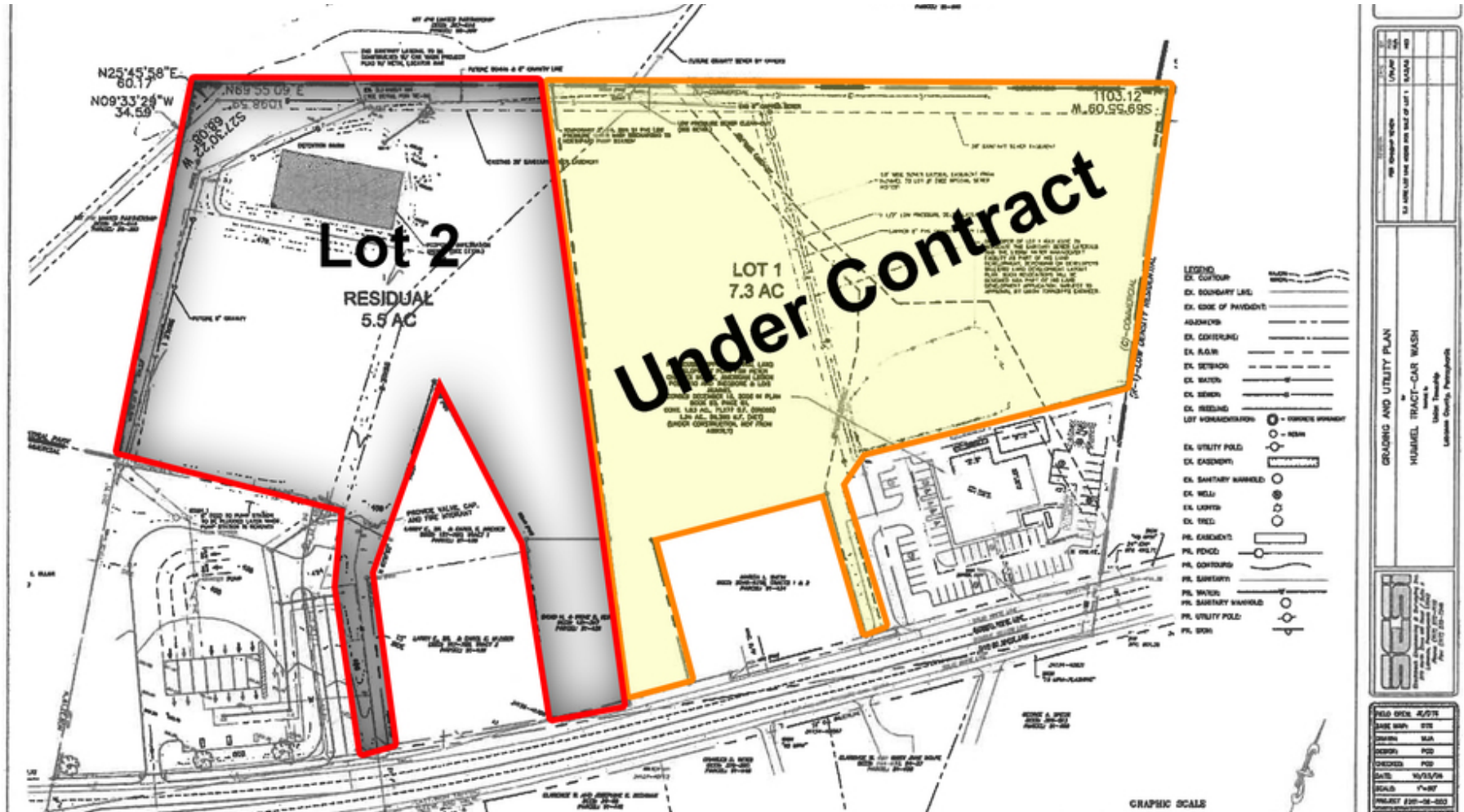
PROPERTY HIGHLIGHTS

- Join national hospitality franchises at this fast developing interchange such as Fairfield Inn, Days Inn, Quality Inn and soon, Best Western.
- National restaurants include McDonalds, Wendy's, Dairy Queen, Subway and Dunkin Donuts.
- Rapidly developing warehouse distribution exchange attracting national companies such as Tyco International, FedEx, Swift Trucking, Ingram Micro CLBT, Industrial Supply Company, and many others.



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ADDITIONAL PHOTOS



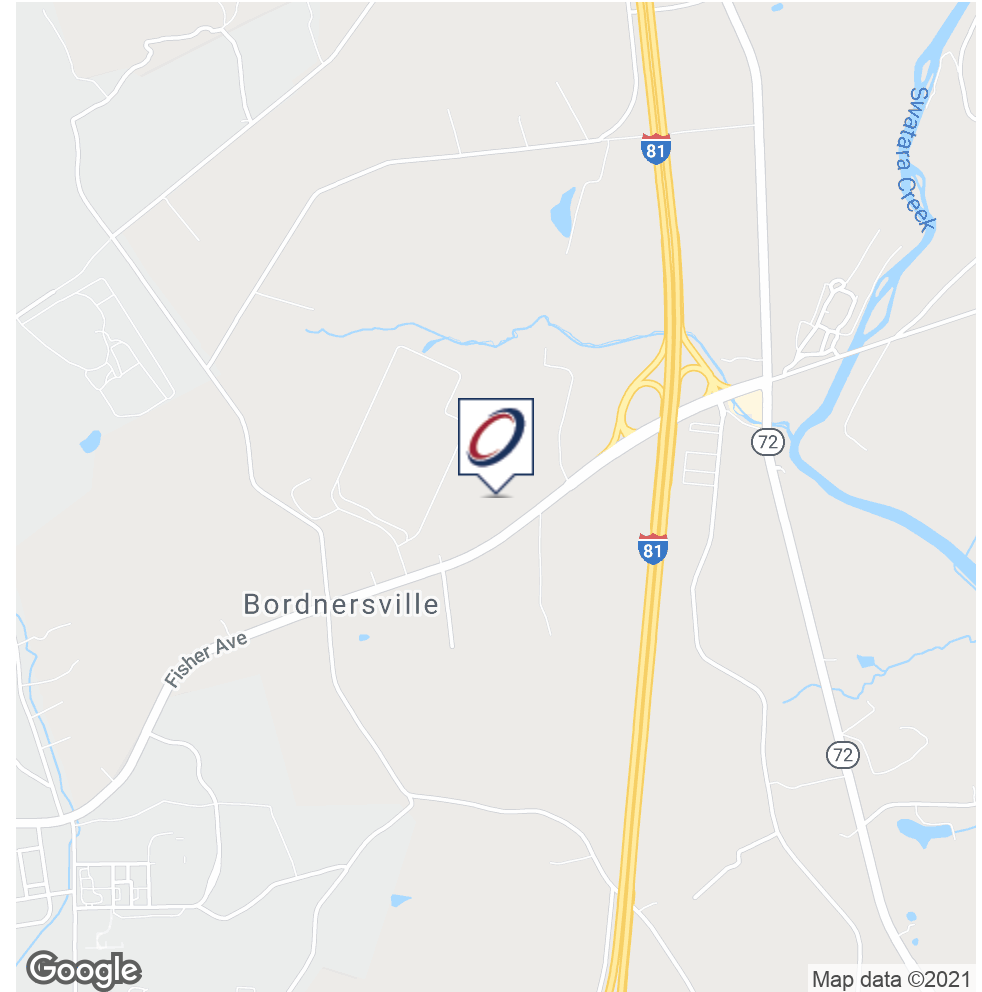
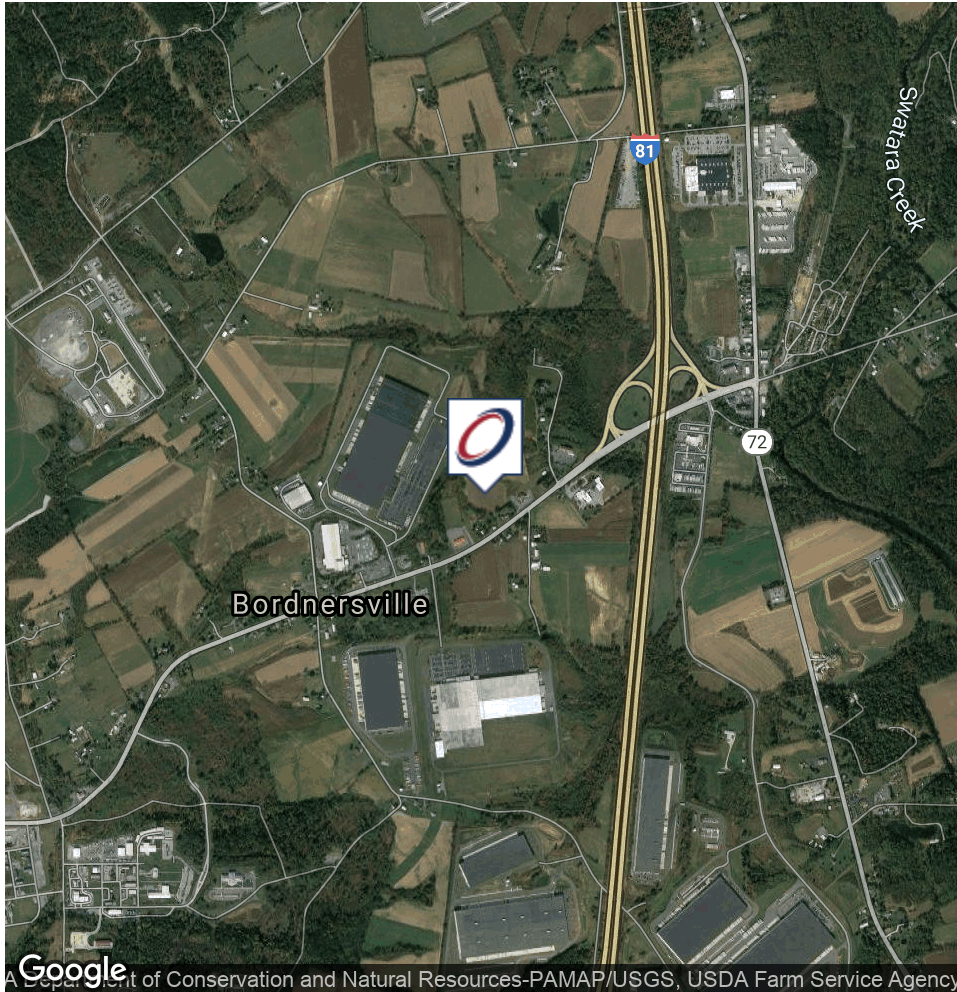
ADDITIONAL PHOTOS



PDF WITH HEADER/FOOTER



LOCATION MAP

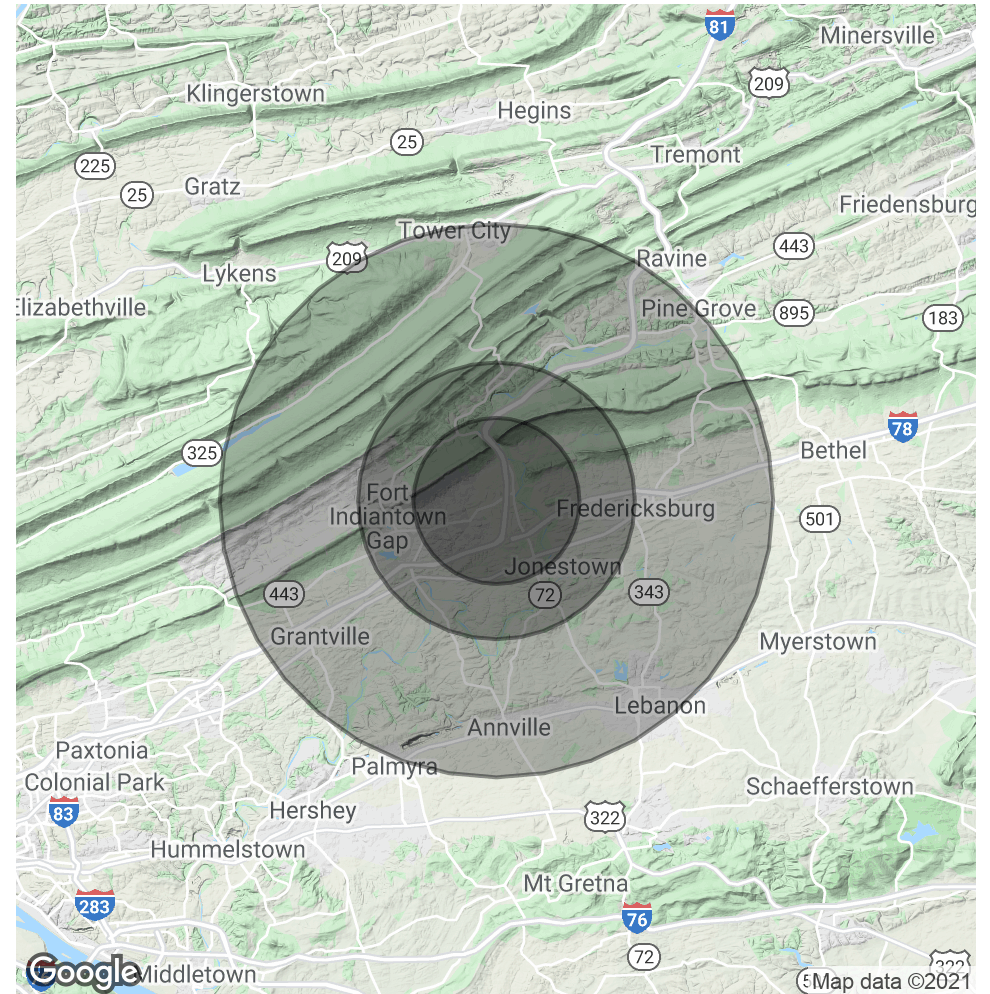


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,030	9,398	75,877
Average age	39.2	39.0	37.9
Average age (Male)	38.5	37.9	37.3
Average age (Female)	39.9	39.9	38.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	1,149	3,553	28,808
# of persons per HH	2.6	2.6	2.6
Average HH income	\$61,209	\$61,840	\$60,823
Average house value	\$188,688	\$190,103	\$170,891

* Demographic data derived from 2010 US Census



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