

4.6-ACRE COMMERCIAL/MEDICAL ZONED SITES PRIME FOR DEVELOPMENT

Red Horse Rd #4.63 ACRES, Pottsville, PA 17901



OFFERING SUMMARY

SALE PRICE:	\$597,000
LOT SIZE:	4.63 Acres
BUILDING SIZE:	0
ZONING:	Commercial/Medical Zoned
MARKET:	Commercial Medical
SUBMARKET:	Medical Veterinary
PRICE / SF:	-

PROPERTY OVERVIEW

Three 1.5-acre lots totaling 4.6-Acre Commercial/Medical Zoned Sites Prime for Development. Zoned commercial/medical with recorded subdivision plans. Last traffic count was approximately 12,000/day. These three lots are approved and improved with public water, public sewer, natural gas, storm water plan and sed basin for storm water. These three commercial lots in front of the new nursing home are not just approved but improved as well with a commercial/medical zoning. 18.24.0014 is the parcel ID for the 4.6 acres, 3 subdivided lots. Lots are ready for development, requiring only building application and tenants. This property is adjacent to the new 40-bed Nursing Home that began operations in July 2020, with an estimated 80-85% operating turnover. This property is also next to a 22,000 square foot medical facility owned by Lehigh Hospital doctors group that leases to Lehigh Hospital for OB/GYN and women's care facility. \$597,000 for 3 lots purchased together or 2(a), 2(b), and 2(c) - \$224,900 each Site plans and approvals available upon request. Please verify tax information. Strategic development opportunity for professional real estate investor.

PROPERTY HIGHLIGHTS

- Three 1.5-acre lots totaling 4.6-Acre Commercial/Medical Zoned Sites Prime for Development
- All three lots are approved and improved with public water, public sewer, natural gas, storm water plan & sed basin for storm water.
- Zoned commercial/medical with recorded subdivision plans
- Last traffic count was approximately 12,000/day
- These three commercial lots in front of the new nursing home are not just approved but improved as well with a commercial/

KW COMMERCIAL
409 Route 70 East,
2nd Floor
Cherry Hill, NJ 08034

TRISH PAPPANO
Realtor, CIPS, PSA, SRS
O: 856.685.2035
C: 484.868.7901
trishpappano@kw.com
NJ #1646663 - PA #191386L

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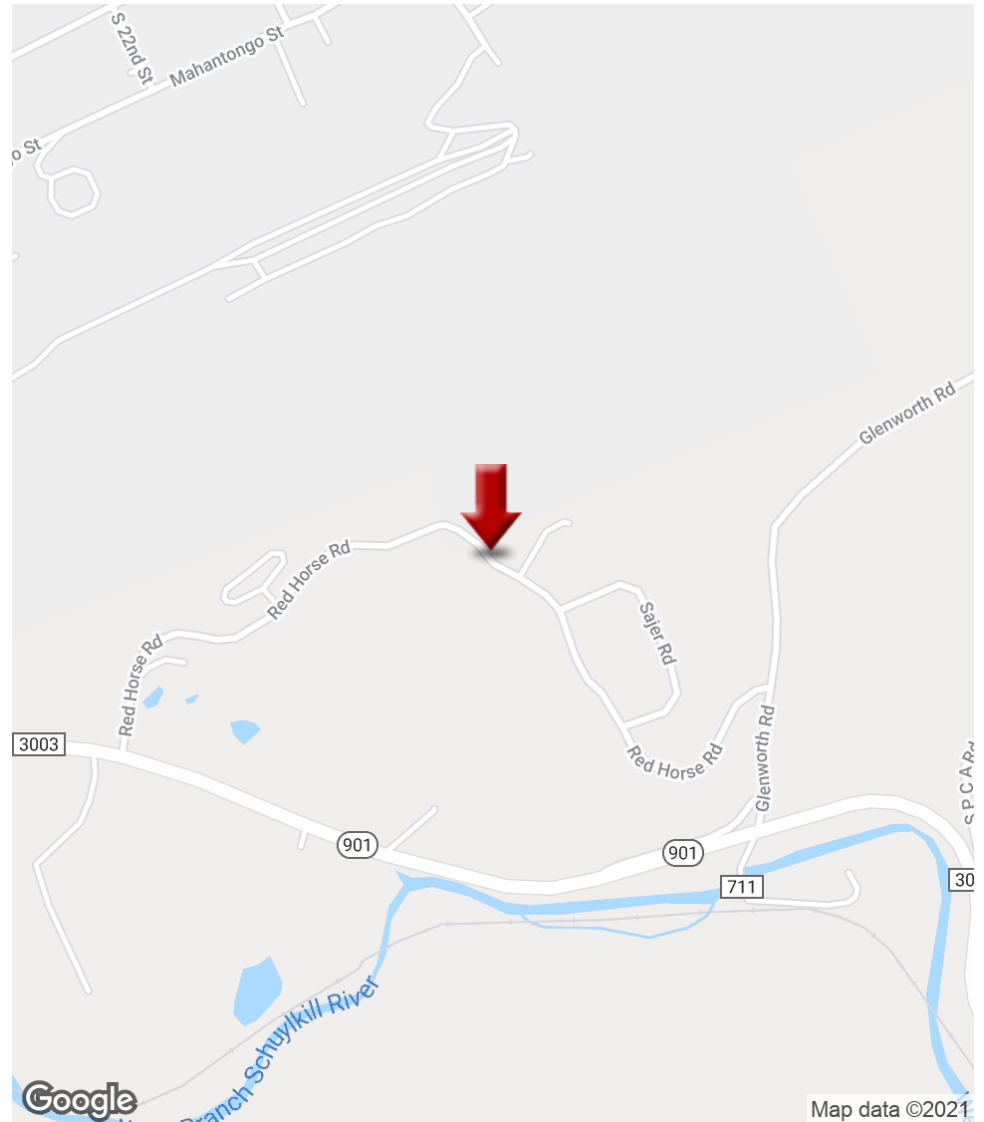
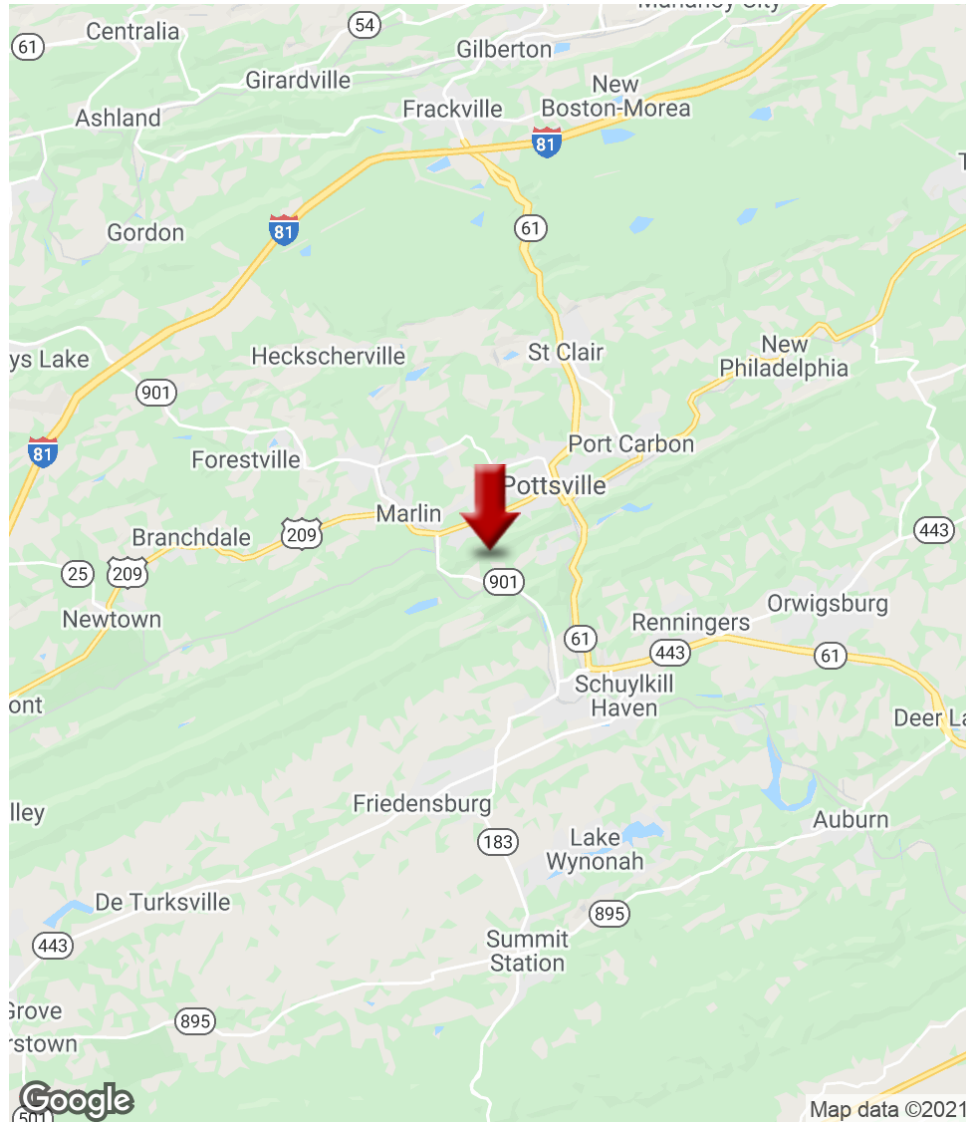
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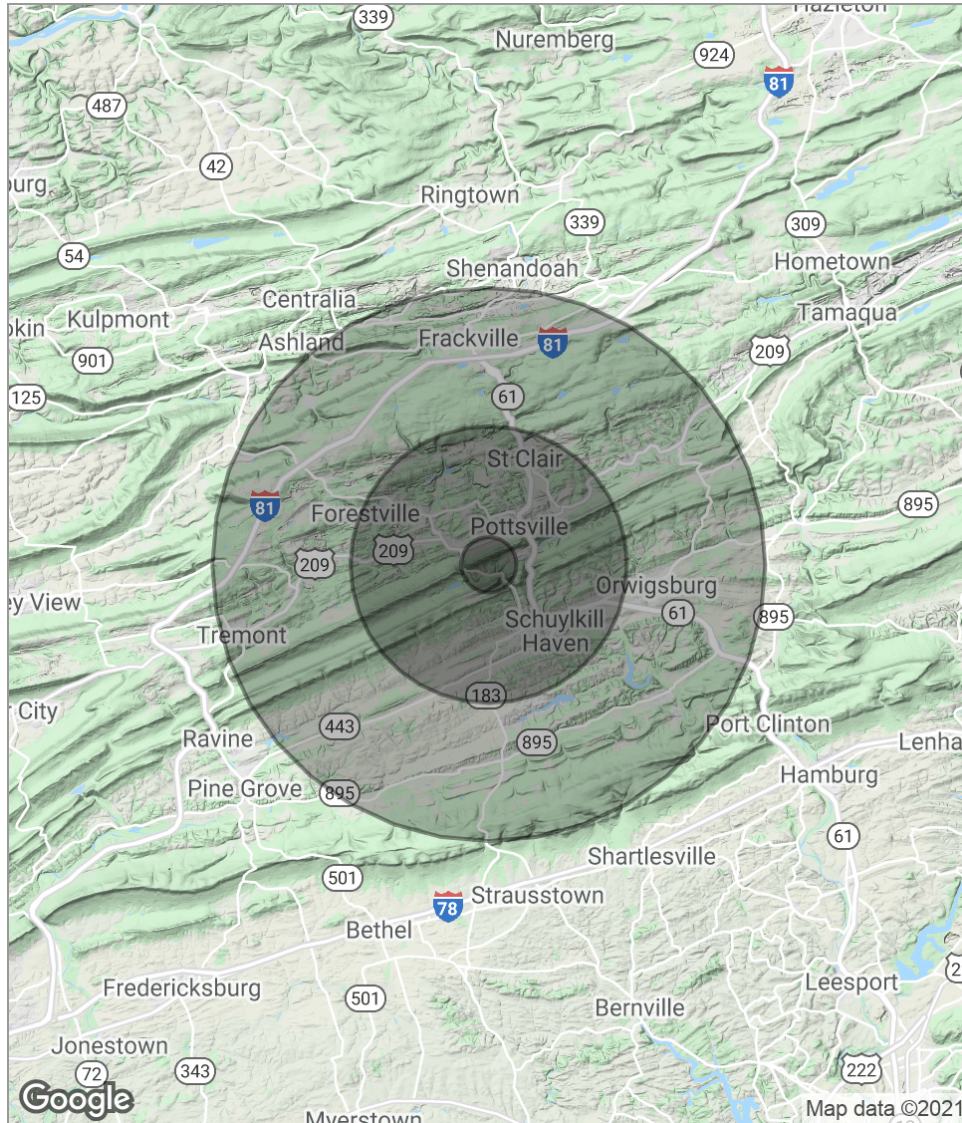
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,766	52,423	94,631
Median Age	44.6	40.7	41.7
Median Age (Male)	42.6	39.1	40.1
Median Age (Female)	46.3	42.2	43.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,138	22,104	38,456
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$64,973	\$49,303	\$52,664
Average House Value	\$157,755	\$89,176	\$112,413

** Demographic data derived from 2010 US Census*

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