



## 1193 & 1195 Centre Turnpike

1193 & 1195 Centre Turnpike  
Orwigsburg, Pennsylvania 17961

### Property Highlights

- Great development opportunity
- 5.3 acres on two parcels
- Left and Right turn access onto Route 61
- 13,000 Vehicles per day via Penn Dot

### Property Overview

5.3 Acres of land strategically placed along Route 61 North in Orwigsburg, PA. These parcels are located next to St. Luke's / Geisinger Health System medical campus, featuring a 88 bed hospital, 20,000 SF Cardiac Specialty MOB, and a 20,000 SF General Practice MOB. Additionally, a New Rutter's Convenience Store with expanded truck parking is under construction across the street

### Offering Summary

|                    |             |
|--------------------|-------------|
| <b>Sale Price:</b> | \$2,100,000 |
| <b>Lot Size:</b>   | 5.3 Acres   |

| <b>Demographics</b>      | <b>1 Mile</b> | <b>5 Miles</b> | <b>10 Miles</b> |
|--------------------------|---------------|----------------|-----------------|
| <b>Total Households</b>  | 379           | 5,902          | 32,701          |
| <b>Total Population</b>  | 945           | 14,896         | 80,099          |
| <b>Average HH Income</b> | \$69,183      | \$68,724       | \$55,585        |

### For More Information

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## Sale Price

\$2,100,000

## Location Information

|                  |                             |
|------------------|-----------------------------|
| Building Name    | 1193 & 1195 Centre Turnpike |
| Street Address   | 1193 & 1195 Centre Turnpike |
| City, State, Zip | Orwigsburg, PA 17961        |
| County           | Schuylkill                  |

## Building Information

|               |        |
|---------------|--------|
| Best Use      | Retail |
| Free Standing | No     |

## Property Information

|                  |                                 |
|------------------|---------------------------------|
| Property Type    | Land                            |
| Zoning           | C-1, Commercial                 |
| Property Subtype | Retail                          |
| APN #            | 35-05-0098.002 & 35-05-0097.000 |
| Township:        | West Brunswick Township         |
| School District: | Blue Mountain                   |

## Utilities & Amenities

|       |   |
|-------|---|
| Water | Onsite water present, with public water under 100' to the north -Low volume HOP permit in place |
| Sewer | Public sewer hook up at street  |





For Sale

5.3 Acres | \$396,226 / AC

Commercial Land



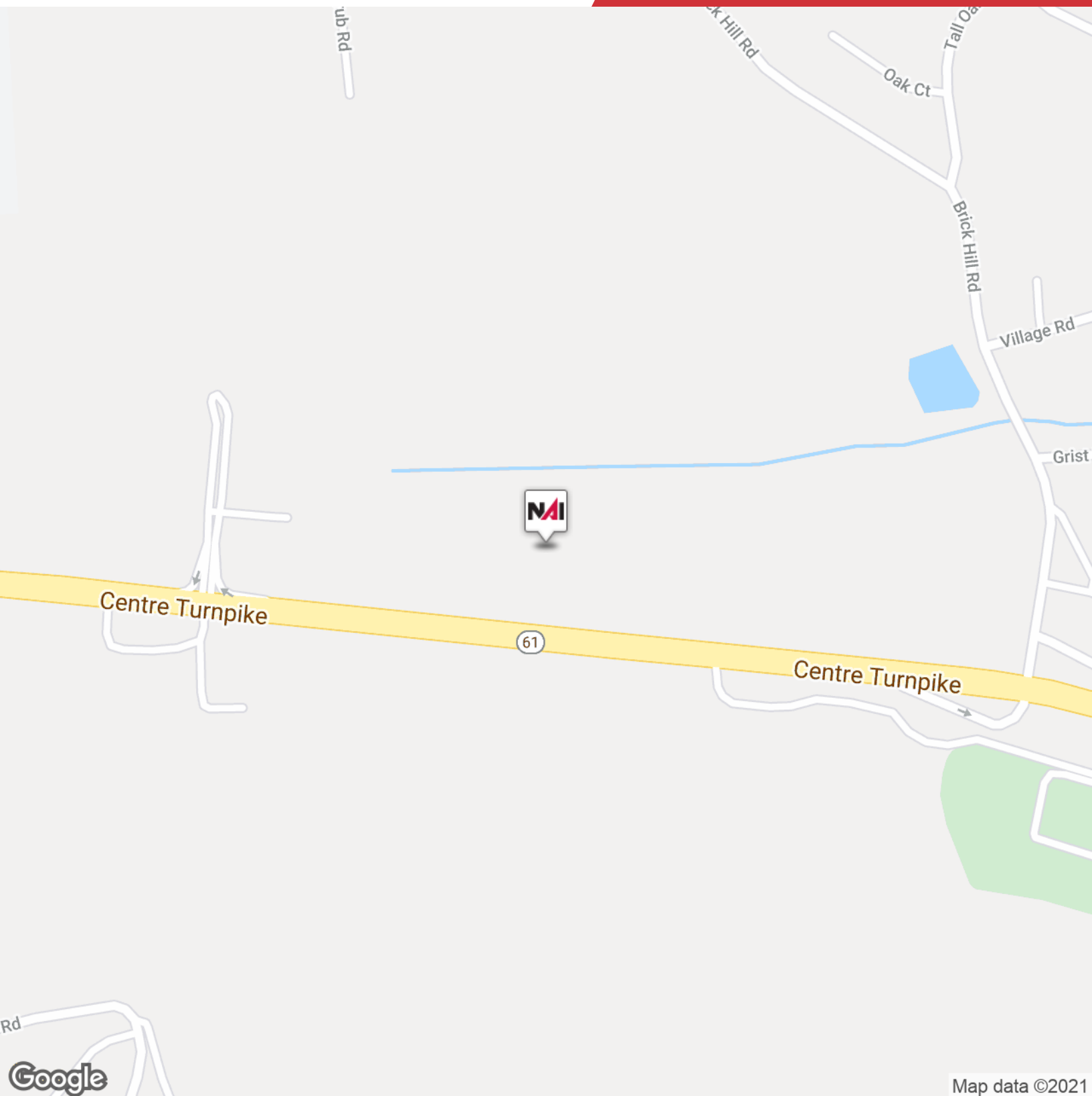
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875 Berkshire Boulevard Suite 102  
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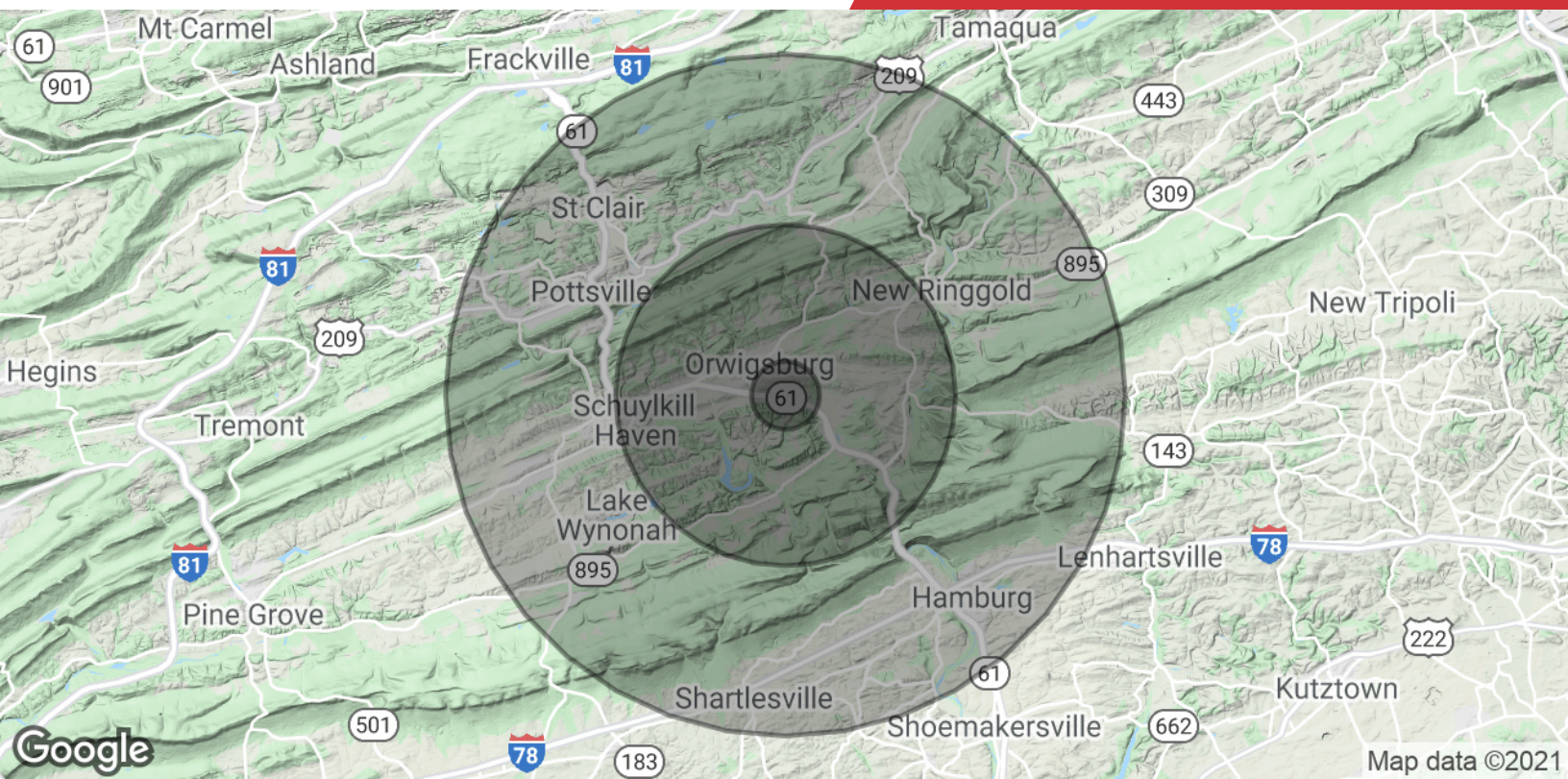


Map data ©2021

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## Population

|                             | 1 Mile | 5 Miles | 10 Miles |
|-----------------------------|--------|---------|----------|
| <b>Total Population</b>     | 945    | 14,896  | 80,099   |
| <b>Average age</b>          | 45.1   | 43.1    | 41.3     |
| <b>Average age (Male)</b>   | 43.3   | 41.7    | 40.1     |
| <b>Average age (Female)</b> | 46.3   | 44.2    | 42.7     |

## Households & Income

|                            | 1 Mile    | 5 Miles   | 10 Miles  |
|----------------------------|-----------|-----------|-----------|
| <b>Total households</b>    | 379       | 5,902     | 32,701    |
| <b># of persons per HH</b> | 2.5       | 2.5       | 2.4       |
| <b>Average HH income</b>   | \$69,183  | \$68,724  | \$55,585  |
| <b>Average house value</b> | \$201,317 | \$209,338 | \$153,632 |

\* Demographic data derived from 2010 US Census