

# DEVELOPMENT OPPORTUNITY

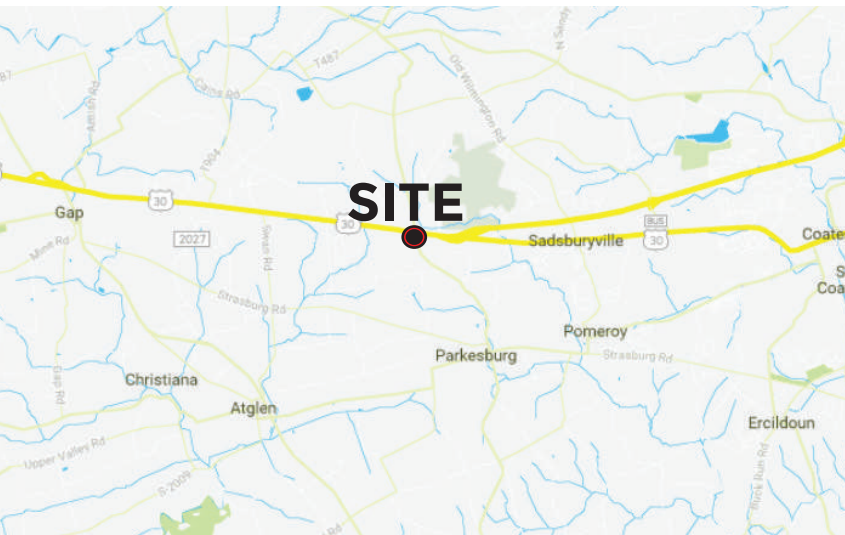
485 LINCOLN HWY, PARKESBURG, PA 19365

6.7 ACRES: ± 2 ACRES BUILD-ABLE

**AVAILABLE  
FOR SALE / LEASE**

## PROPERTY FEATURES

- ✓ Busy Rt. 30 Highway Frontage for Sale/Lease
- ✓ 6.7 Acres (± 2 Acres build-able)
- ✓ Zoned C2
- ✓ ± 420 feet of frontage
- ✓ Future shopping mall planned on the opposite side of Rt. 30 which calls for Traffic Light
- ✓ Full Access
- ✓ Over 30,000 Vehicles per day
- ✓ Currently used as Shed Retail




An aerial photograph of the site and surrounding area. The site is highlighted with a red triangle and a red box containing the text 'SITE 6.7 Acres (± 2 Acres Build-able) Sale / Lease'. A black box with a traffic light icon and the text 'Proposed for Shopping Center' is also present. Various retail and service logos are overlaid on the image, including Wawa, Dunkin' Donuts, Advance Auto Parts, Arby's, McDonald's, Walmart Supercenter, Peebles, Tractor Supply Co, CVS pharmacy, Sunoco, and Susquehanna. The area is labeled 'WEST SADBURY COMMONS' and 'Commons Dr'. A traffic light is visible on Commons Dr. The map also shows 'Octorara Trail' and 'Rd'.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	14,038	34,759	124,257
HOUSING UNITS	5,133	12,492	43,913
AV HH INCOME	\$83,509	\$83,519	\$88,473



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## CONTACT US

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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS



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