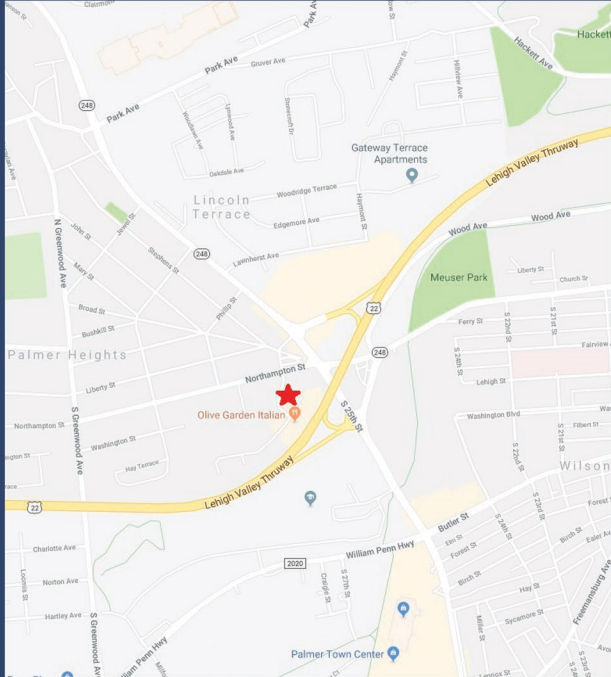




1.06 ACRES COMMERCIAL LAND FOR SALE

- Located just off the 25th Street exit of Route 22
- Excellent visibility from Route 22 with an average daily traffic volume of 43,000 vehicles
- Average daily traffic volume for Northampton Street is 25,000 vehicles
- Kunkle Drive is paved with curbing and gutters
- Join Olive Garden, Tacos y Tequila, and newly opened taphouse, The Cask
- Zoning: PO/B—Planned Office Business
- Many by-right uses including: office, bank, medical office, restaurants, fitness club, community center, daycare facility, etc.
- Public water and sewer
- Additional utilities:



- Gas:* UGI
- Electric:* Met-Ed & PPL
- Cable:* RCN, Service Electric, and multiple satellite services
- Phone:* RCN, Service Electric, AT&T, Verizon and many others

MICHAEL BARTOLACCI
 Senior Vice President
 610-866-7800
 bartolacci@garibaldi.com

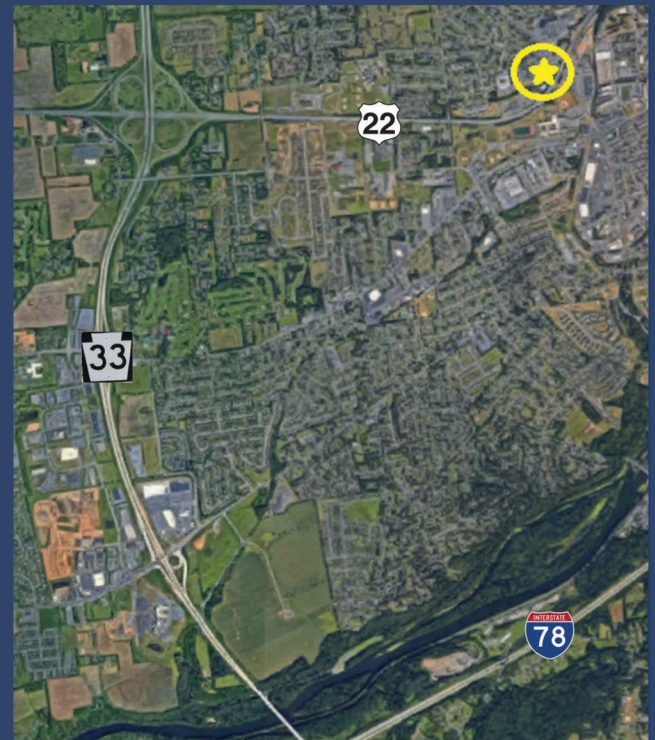


No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,514	69,220	129,525
Avg. HH Income	\$68,392	\$75,458	\$84,293
Total Businesses	896	3,582	5,830
Total Employees	8,647	34,641	58,051



MICHAEL BARTOLACCI

Senior Vice President

610-866-7800

bartolacci@garibaldi.com

