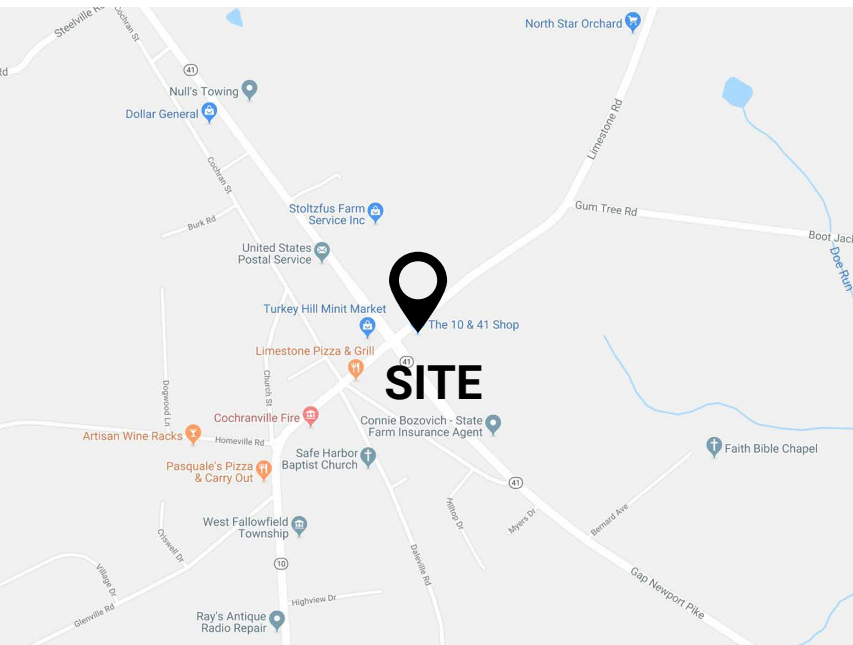


**± 3,750 SF BUILDING ON 1.8 ACRES**  
3177 Limestone Road | Cochranville, PA 19330

**FOR SALE:**  
**\$825,000**

## PROPERTY FEATURES

- ✓ ± 3,750 SF Building on 1.8 Acres Available For Sale
- ✓ Located at Traffic Light Corner
- ✓ Frontage on Routes 41 and 10
- ✓ Traffic Counts:
  - Limestone Road (Route 10): ± 11,924 VPD
  - Route 41: ± 17,325 VPD
- ✓ Zoned Commercial



## CONTACT US

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# COCHRANVILLE PROPERTY PHOTOS: 3177 LIMESTONE ROAD



  
**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

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# COCHRANVILLE SITE LOCATION AERIAL: 3177 LIMESTONE ROAD



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	903	4,699	14,908	124,929
AVERAGE HHI	\$88,538	\$94,790	\$93,114	\$93,060
TOTAL HOUSEHOLDS	304	1,622	5,189	41,433
EMPLOYMENT	159	992	2,548	35,720



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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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