

# SALE DEVELOPMENT

4813 WILLIAM PENN HIGHWAY (ROUTE 22), EXPORT, PA 15632



## Potential Development Layout

### HIGHLIGHTS

- Prime commercial property consisting of 11.6 acres with high visibility directly off route 22
- Located in close proximity to various retail and professional office complexes
- Located in the Business Overlay Zone which increases the type of potential uses
- Site size: 11.6 +/- acres (3.6 +/- acres pad ready)
- Traffic Count: Approximately 28,964 vehicles per day
- Lot & Block: 49-15-00-0-219 & 49-15-09-0-026
- Zoning: 7 acre parcel: B - Business  
4.6 acre parcel: R-3 - High Density Residential

- ASKING PRICE: ~~\$2,210,000~~ \$1,500,000

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2017 Population	1,986	15,295	56,158
Med. HH Income	\$85,381	\$87,864	\$77,998



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