

Montour County | Pennsylvania
COMMERCIAL LAND AVAILABLE
 25 Sheraton Road | Danville | 17821



PROPERTY HIGHLIGHTS

- 1.3 acre commercial property available for ground lease or build to suit
- Located directly off exit from I-80 & PA Route 54
- Potential for up to 10,000 SF strip center
- Highway visibility with quick access to I-80
- Zoned Commercial
- Ideal location for fast food, hotel/motel, diner, dine-in/take-out restaurant or convenience store



DEMOGRAPHICS (*)

	3 Mile	5 Miles	10 Miles
Population	7,663	16,358	43,756
Average HH Income	\$72,340	\$79,288	\$71,156
Total Businesses	630	911	1,937
Number of Employees	8,394	11,925	21,854

*Data Source: ESRI™

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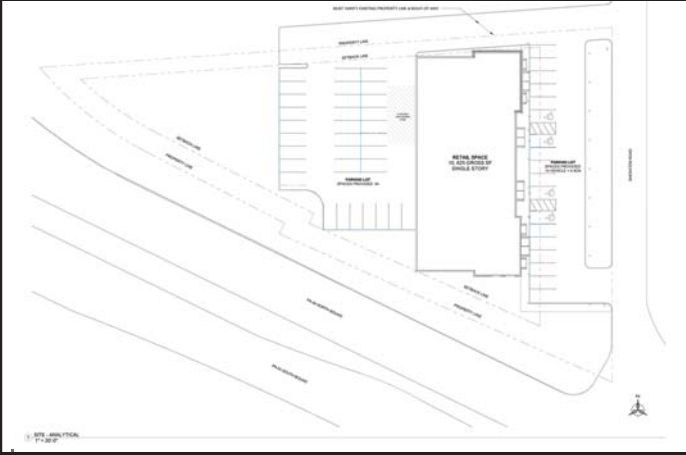


LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

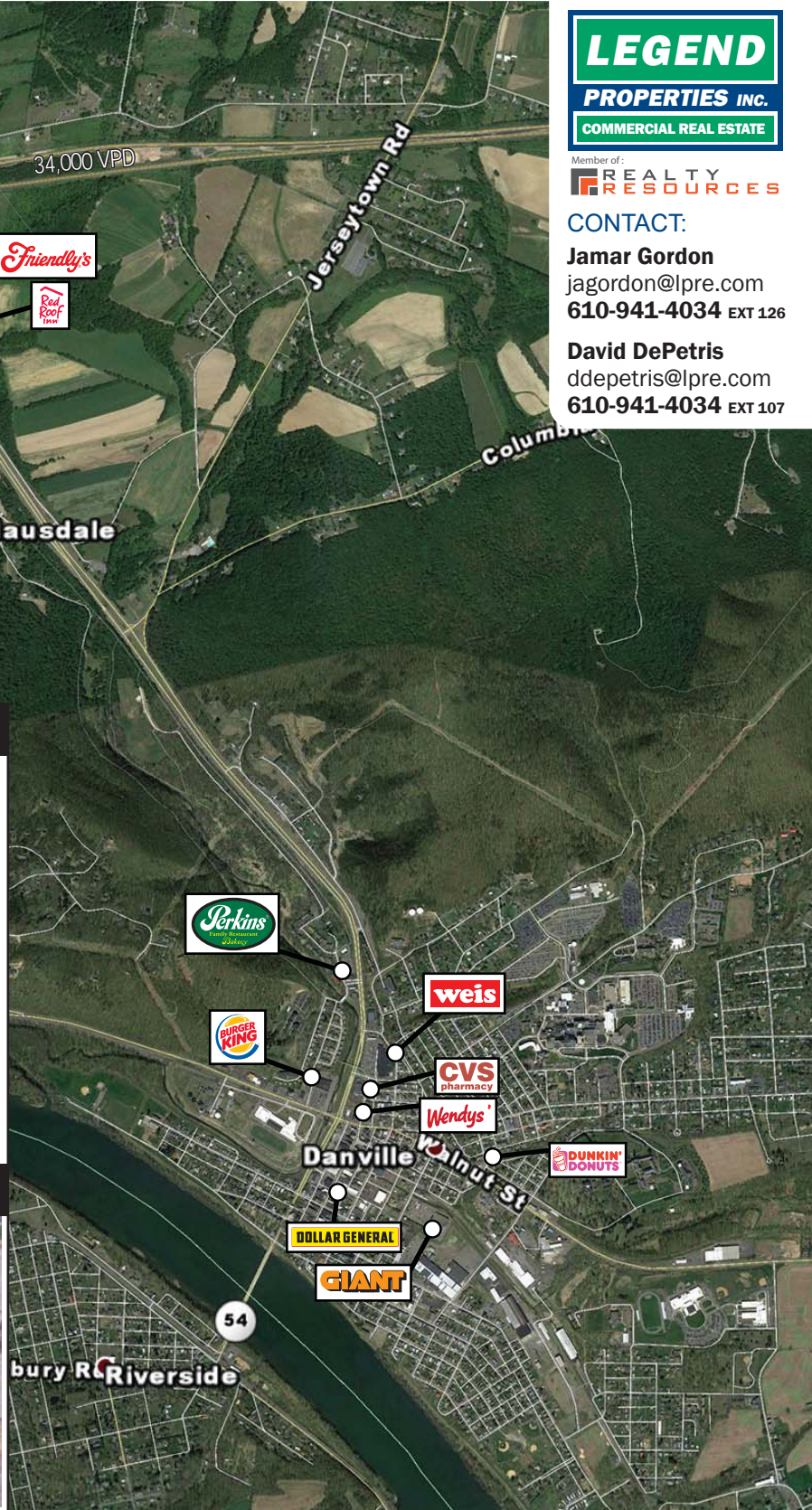
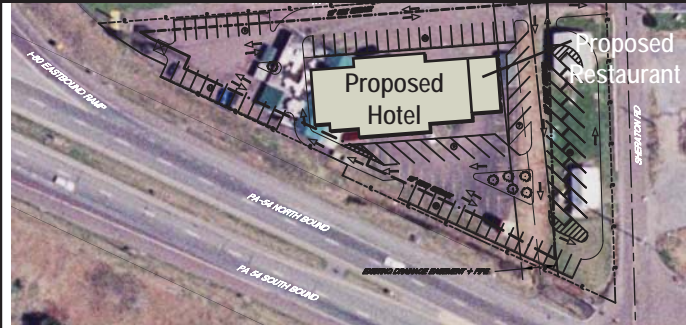
Member of:
REALTY RESOURCES

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Potential Retail Plan



Potential Hotel Plan



Information contained herein has been obtained from the Owner of the Property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the Owner. 9/17