COMMERCIAL PROPERTY

6.6 Acres for Sale - 708 feet Frontage
Ideal for Convenience Store/Gas Station, Restaurant, Mini Mall, or Professional Building
Direct Exit off Route 248 onto State Road

* Lot #’s 70E-11-1 and 70E-11-1.04
* Location Franklin Township, Carbon County - Lehighton Address
* Utilities: Public Water - Sewerage - Electric - Cable
* Current Taxes - $1140.68
* Traffic Count Route 248 - 18,000 daily both directions - Data 2013
* Traffic Count Route 443 (1/4 mile from exit to property) - 16,800
* Traffic Count Route 209 (1/4 mile from exit to property) - 14,000
* Traffic Count PA Turnpike, Route 476, North East Extension,
  Exit 74 (1 mile to property)- 29,000
* Property is flat - would require little excavation
* Excellent visibility from Route 248
* Will Subdivide
* Will Finance

PRICE

$1,300,000

Reply to Dennis Blocker - 484-225-5561 or blockerfarm@hotmail.com
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