

FOR SALE

**8123 ROUTE 873
SLATINGTON, PA 18080**

DEVELOPMENT SITE

**Lot 1: 1.3 Acres
\$599,000**

**Lot 2: 1.2 Acres
\$499,000**

**Lots 1 & 2: 2.5 Acres
\$1,098,000**



Retail development approvals are in place, helping accelerate the development timeline.

8123 PA Route 873 presents a rare opportunity to acquire two development-ready commercial parcels in one of Slatington's expanding commercial corridors. The offering includes Lot 1, a ± 1.30 -acre frontage parcel along PA Route 873, and Lot 2, a ± 1.20 -acre parcel positioned directly behind it, creating flexibility for phased development, owner-user occupancy, or complementary commercial uses.

With approvals secured, utilities available, access infrastructure complete, and neighboring commercial development underway, these parcels are well-positioned for retail, medical, office, or mixed-use development. The combination of frontage, infrastructure, and development flexibility creates a compelling opportunity for investors, developers, and owner-users seeking a project-ready site.

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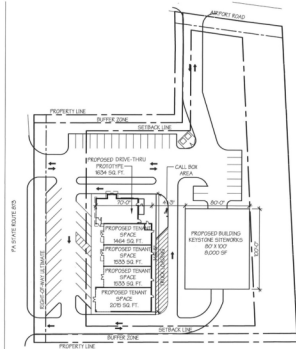
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GREAT LOCATION

Great Location
on Route 873 -
just north of
Rentschlers Auto;
near Slatington
Airport &
Slatington
Marketplace



PROPOSED SITE PLAN



Lot 1 features approximately 100 feet of frontage along PA Route 873, providing visibility and accessibility within a corridor experiencing continued commercial investment. The property is adjacent to a new retail strip center currently under construction, placing future development alongside growing commercial activity and an expanding customer base. Retail development approvals are already in place, helping reduce entitlement timelines and allowing developers to focus on execution.

Significant infrastructure improvements have been completed or are underway. The bridge at the Airport Road entrance has been completed, providing direct access to the site. Public sewer service has been extended from PA Route 873 to the property, and PPL electric service is available at the east property line. Underground stormwater infrastructure and a detention basin are scheduled for completion, and the site will be graded to building and site subgrades, reducing pre-construction costs and accelerating development readiness.