

# RETAIL CENTER AVAILABLE

## INVESTMENT ASSET FOR SALE

1597 Susquehanna Trail North  
Selinsgrove, PA 17870



James Balliet    Brian Bailey  
610-972-6808    484-357-8559  
James@JBPropertyGroup.com  
Brian@JBPropertyGroup.com  
www.JBPropertyGroup.com  
610-435-1800 - Office Phone

**kw**  
KELLERWILLIAMS.

 **James Balliet**  
PROPERTY GROUP

Keller Williams Real Estate - 1605 N Cedar Crest Blvd, Ste 309 - Allentown, PA - 18104

# EXECUTIVE SUMMARY

## INVESTMENT ASSET FOR SALE

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REAL ESTATE

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### OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	18,804 SF GLA
Lot Size:	2.29 Acres
Number of Units:	4
Price/SF:	\$117.00
Year Built:	1980
Year Renovated:	2017
Zoning:	C- Commercial
Market:	Susquehanna Valley

### PROPERTY OVERVIEW

There are many national and regional tenants surrounding this high visibility property. The 18,804 SF site is adjacent to Susquehanna Valley Country Club, Texas Roadhouse and Lowe's Home Improvement; just 1 1/2 blocks to Susquehanna Valley Mall.

### PROPERTY HIGHLIGHTS

- Located on heavily traveled Route 15
- Ample Parking - 90 Spaces
- Perfect for owner/user or investment
- 7,600 SF climate controlled storage space with bay door
- 5,500 SF with extensive medical office fit out

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# PROPERTY DETAILS & HIGHLIGHTS

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## Investment Asset for Sale

1597 Susquehanna Trail North, Selinsgrove, PA 17870

Property Price:	\$2,200,000
Property Address:	1597 Susquehanna Trail North, Selinsgrove, PA 17870
Property Type:	Retail Center
APN:	12-09-047
Lot Size:	2.29 Acres
Building Size:	18,804 SF GLA
Zoning:	C- Commercial
Year Built/ Renovated:	1980/2017
Number of Units:	4

## PROPERTY OVERVIEW

Great value add investment/end user opportunity situated on highly travelled roadway with great visibility. The vacant 5,500 SF medical/ retail space was previously occupied by a national medical franchise and has an extensive medical/office fit out! The +/- 7,600 SF storage space to the rear of the facility is climate controlled and water tight and includes a bay door. Perfect for a multitude of dry storage uses

## LOCATION OVERVIEW

There are many national and regional tenants surrounding this high visibility property. The site is adjacent to Susquehanna Valley Country Club, Texas Roadhouse and Lowe's Home Improvement. Also just 1 1/2 blocks to Susquehanna Valley Mall.



## SALE HIGHLIGHTS

- Current Tenants: Aspen Dental & ATT recent renewal of 5 year leases
- Located on heavily traveled Route 15
- Outstanding Owner Occupant Opportunity
- 18,804 SF GLA
- Ample Parking- 90 Spaces
- Huge upside potential

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- 2.29 Acres
- 90 Parking Spaces
- Route 15/  
Susquehanna  
Trail North
- Great  
Location

Located next to Panera,  
Texas Roadhouse and  
Lowe's Home  
Improvement

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# DEMOGRAPHICS MAP & REPORT

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	1 Mile	3 Miles	5 Miles	10 Miles	10 Mile Drive
<b>Population</b>	2,349	13,715	33,500	67,230	27,791
0 to Growth	1.8%	-0.7%	-0.2%	-0.9%	0%
Median Age	45	42	42	41	42
0 to Forecast	48	41	42	42	42
<b>White / Black / Hispanic</b>	98% / 1% / 1%	95% / 2% / 3%	93% / 2% / 5%	94% / 2% / 4%	94% / 2% / 4%
0 to Forecast	98% / 1% / 1%	93% / 2% / 3%	93% / 2% / 5%	94% / 2% / 4%	93% / 4% / 3%
<b>Employment</b>	5,732	6,791	18,521	33,835	13,240
0 to Forecast	\$94.19	\$113.49	\$113.99	\$1.98	\$698.7M
0 to Growth	3.1%	2.2%	1.6%	0.7%	2.7%
College Graduates	29.7%	25.8%	26.7%	23.9%	25.9%
<b>Household</b>					
Households	996	5,192	13,297	26,191	11,080
0 to Growth	1.8%	-0.8%	-0.2%	-1.2%	0%
Median Household Income	\$34,522	\$40,758	\$33,640	\$38,787	\$33,430
0 to Forecast	\$95,723	\$92,525	\$94,834	\$97,815	\$91,042
Average Household Income	\$118,587	\$80,343	\$71,121	\$74,410	\$79,367
0 to Forecast	\$118,542	\$81,822	\$72,187	\$75,434	\$80,571
% High Income (>\$75K)	64%	41%	34%	37%	39%
<b>Residing</b>					
Median Home Value	\$193,513	\$177,364	\$198,258	\$198,230	\$175,948
Median Year Built	1972	1988	1988	1981	1981
Owner / Renter Occupied	64% / 36%	64% / 36%	63% / 37%	70% / 30%	64% / 36%

### COUNTS BY STREETS

Collection Street	Cross Street / Direction	Traffic Volume	Count Year	Dist from Subject
📍 6th St	Delany Hwy - N/S	391	0	0.13 mi
📍 East 9th Road	Delany Hwy - N/S	397	0	0.13 mi
📍 10th Susquehanna Trl	Old Susquehanna Rd	36,895	0	0.14 mi
📍 11th Susquehanna Trl	Old Susquehanna Rd - N/S	36,034	0	0.14 mi
📍 Old Susquehanna Rd	Susquehanna Trl	37,000	0	0.14 mi
📍 12th St	Lincoln Ave - S/E	4,427	0	0.23 mi
📍 13th Road	Lot L - S/E	6,139	0	0.31 mi
📍 14th Rd	Lot L - S/E	6,174	0	0.31 mi
📍 East Park Road	Pennsylvania Ave - S/E	1,817	0	0.38 mi
📍 15th Park Rd	Young Hwy - E	1,433	0	0.38 mi



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