

Chestnuthill Plaza

2331 Route 209, Sciota, PA 18354



OFFERING SUMMARY

Available SF:	1,000 - 1,250 SF
Lease Rate:	\$15.36 SF/yr (MG)
Lot Size:	2.01 Acres
Year Built:	1989
Building Size:	7,492 SF
Renovated:	2017
Zoning:	Commercial
Market:	Monroe County
Submarket:	Chestnuthill Township
Traffic Count:	18,000

PROPERTY OVERVIEW

Location! 1,250 SF unit currently fit-out for office space with an office, open reception area up front with natural lighting, and conference room with storage in the back. Unit has central air. Tenant pays rent plus utilities. Plenty of parking in front and rear of building along with great signage. Owner/Landlord is a licensed PA realtor.

Three units available, one in front two in rear.

PROPERTY HIGHLIGHTS

- ADA Compliant
- Central Air/Heat
- Base rent plus utilities

Jennifer Mickens

Broker / Owner / Property Manager

570.801.6170

570.620.6931

jennifer@tacmcommercial.com

TACM Commercial Realty Inc

2331 Route 209/Suite 5

Sciota, PA 18354

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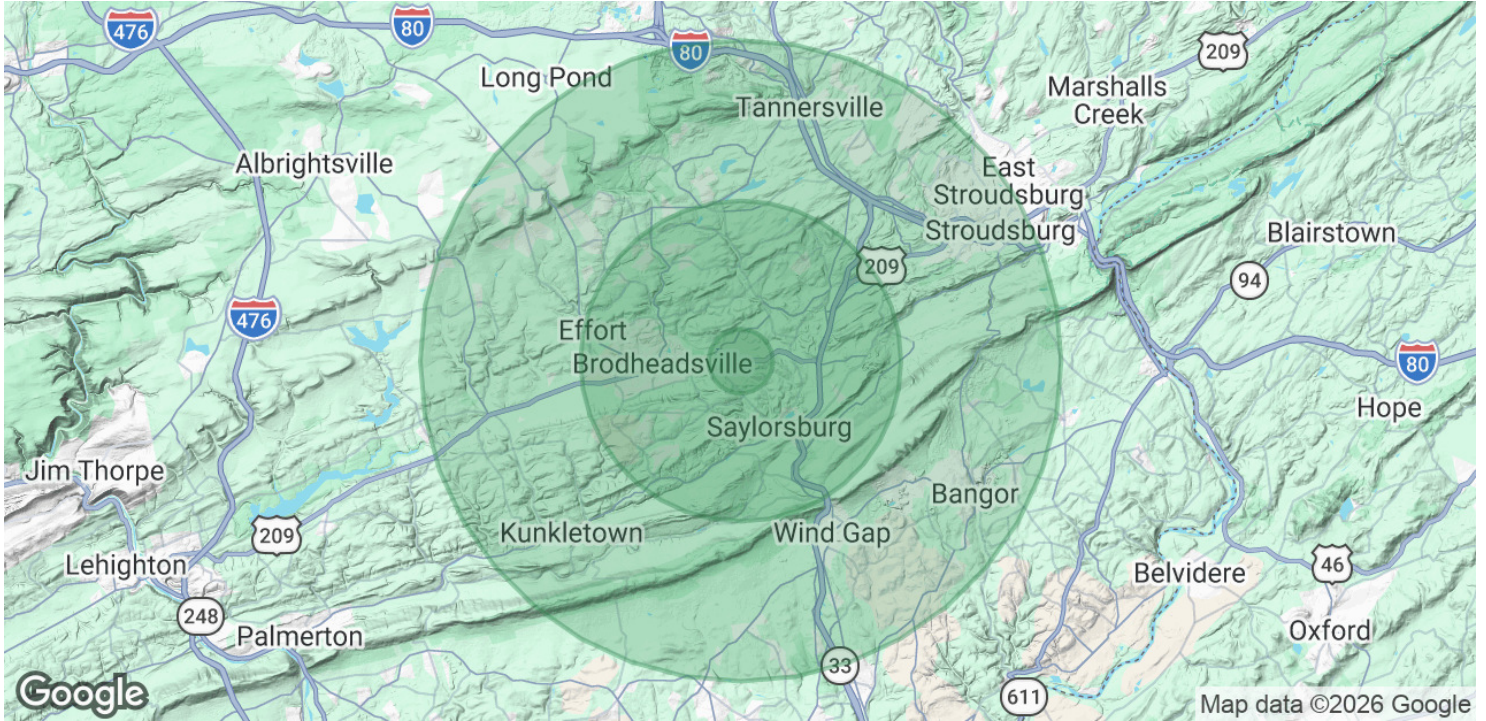
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	982	23,930	97,542
Average Age	45.6	42.0	41.5
Average Age (Male)	44.0	41.5	40.5
Average Age (Female)	47.5	42.7	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	367	8,600	35,760
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$71,659	\$74,913	\$72,405
Average House Value	\$242,618	\$245,217	\$245,793

2020 American Community Survey (ACS)

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