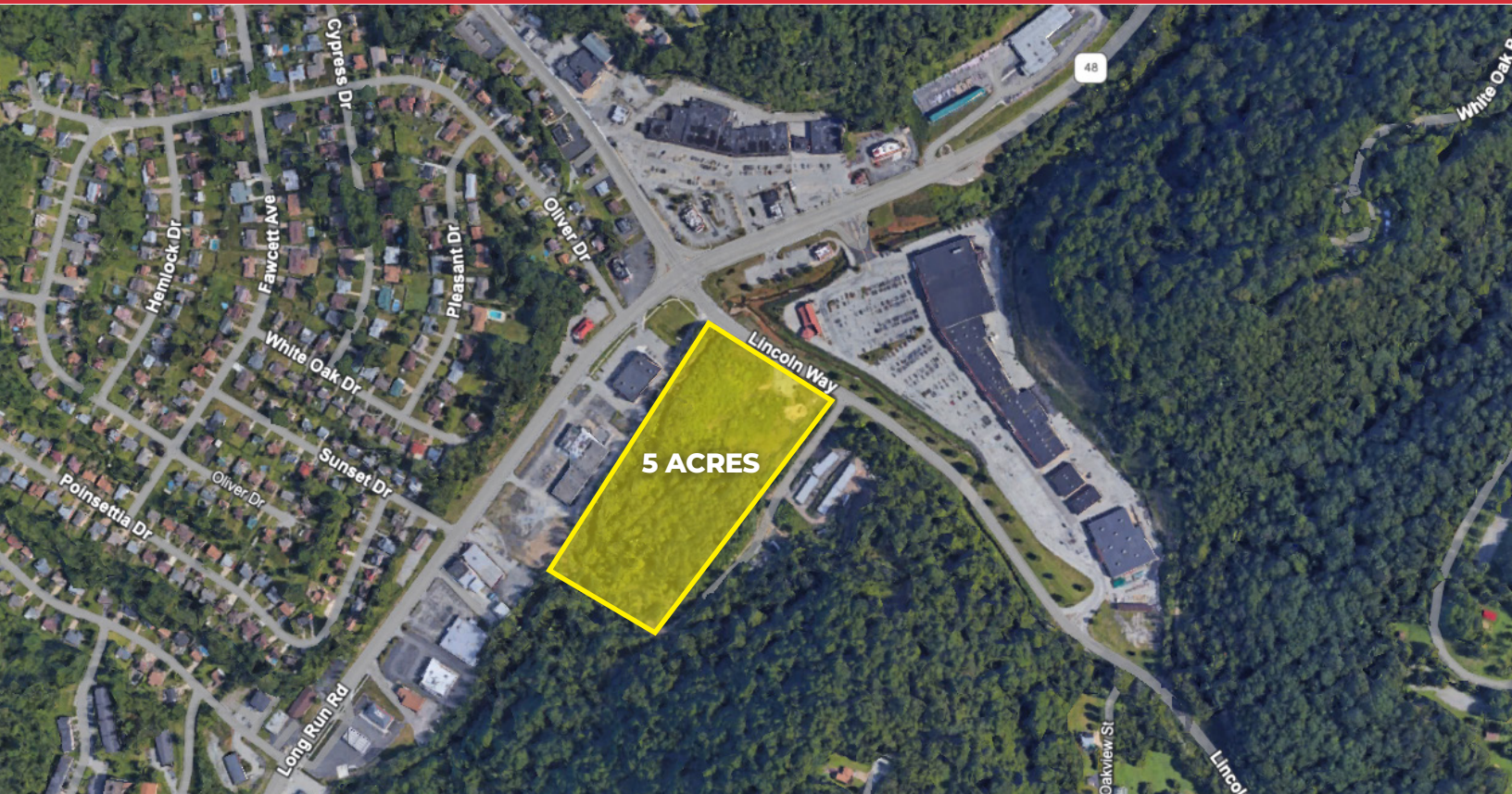


5 ACRE SITE FOR SALE

2038 Lincoln Way, White Oak, PA 15131



Highlights

- 5 Acres Along Lincoln Way
- Located in the Heart of White Oak
- Easy Access to Major Highways (I-76 and Route 30)
- Positioned Along A Major Local Corridor — Steady Traffic Counts And Strong Drive-By Exposure.
- Close Proximity To Retail, Restaurants, And Community Services — Convenient For Employees And Customers.
- Perfect For Owner-User Development, Small Retail Center, Professional/Medical Office, Light Industrial, Or Residential Subdivision.

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CURT STARR, SIOR

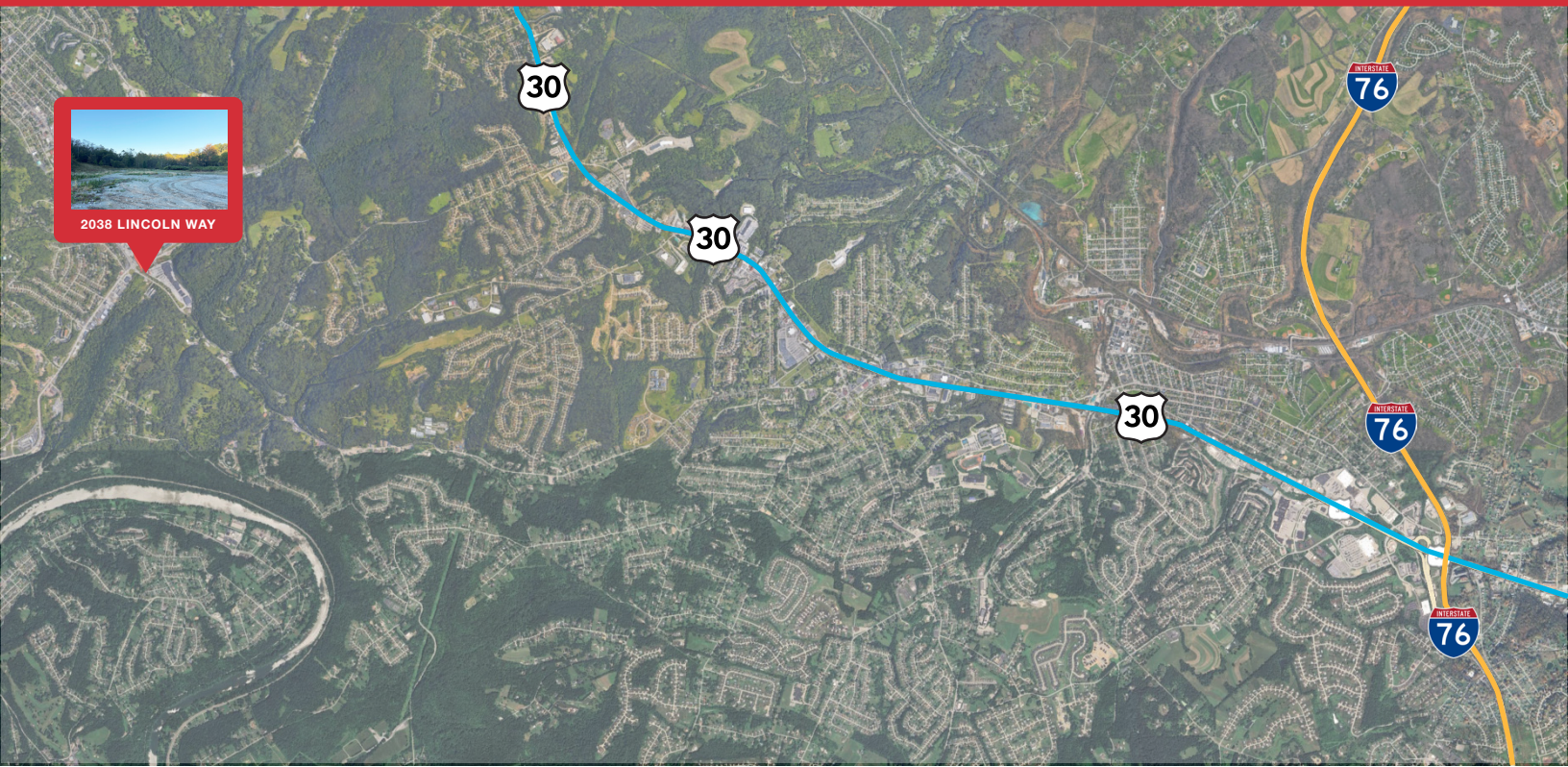
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Brokerage Services


PROXIMITY TO HIGHWAYS

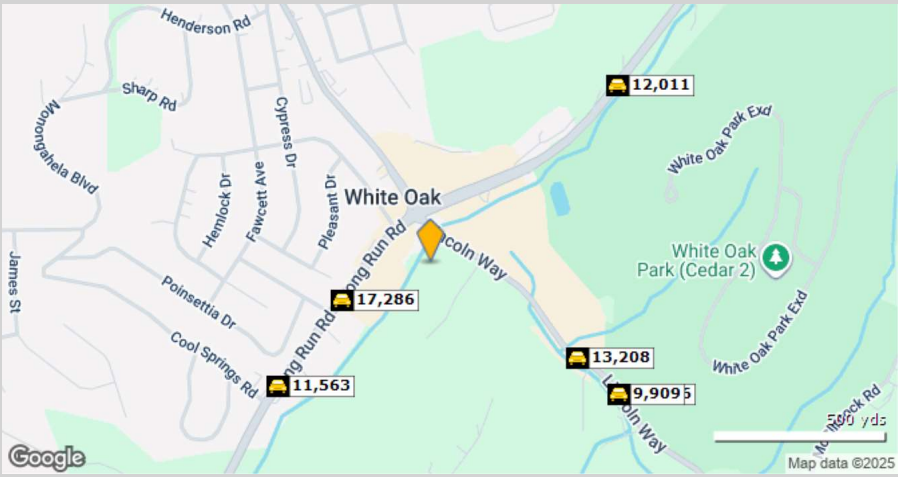


Traffic Count Report

0 Lincoln Way, White Oak, PA 15131

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Long Run Rd	Sunset Dr	0.03 SW	2018	16,236	MPSI	.16
2 Long Run Rd	Sunset Dr	0.03 SW	2024	17,325	MPSI	.16
3 Long Run Rd	Sunset Dr	0.03 SW	2025	17,286	MPSI	.16
4 Lincoln Way	Oakview St	0.03 SE	2024	13,277	MPSI	.30
5 Lincoln Way	Oakview St	0.03 SE	2025	13,208	MPSI	.30
6 Long Run Road	Cool Springs Rd	0.04 SW	2024	11,587	MPSI	.33
7 Long Run Road	Cool Springs Rd	0.04 SW	2025	11,563	MPSI	.33
8 Lincoln Way	Oakview St	0.07 NW	2025	12,866	MPSI	.39
9 Lincoln Way	Shields St	0.09 SE	2025	9,909	MPSI	.39
10 Jacks Run Road	McKee Rd	0.30 NE	2020	12,011	MPSI	.44

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