



PARTIALLY LEASED VALUE ADD OPPORTUNITY

80,304 SF on 31.95 Acres

18385 PA-287

Tioga, PA 16946

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 80,304 SF on 31.95 Acres
- Condo 1: 23,357 SF on 3.1 Acres
- Condo 2: 19,439 SF on 2.4 Acres
- Condo 3: 37,508 SF on 12.8 Acres
- Built in 1987
- Septic Sewer
- Well Water
- Natural Gas
- The property is located directly on Route 287, offering accessibility to Route 15/I-99.



FINANCIAL HIGHLIGHTS

TENANT 1: BCS PALLET RECOVERY

- **Leased Area:** 24,140 SF
- **Rent:** \$48,000 annually
- **Lease Type:** Gross
- **Term Expiration:** November 30, 2028
- **Renewal Options:** Two (2) three-year renewal options

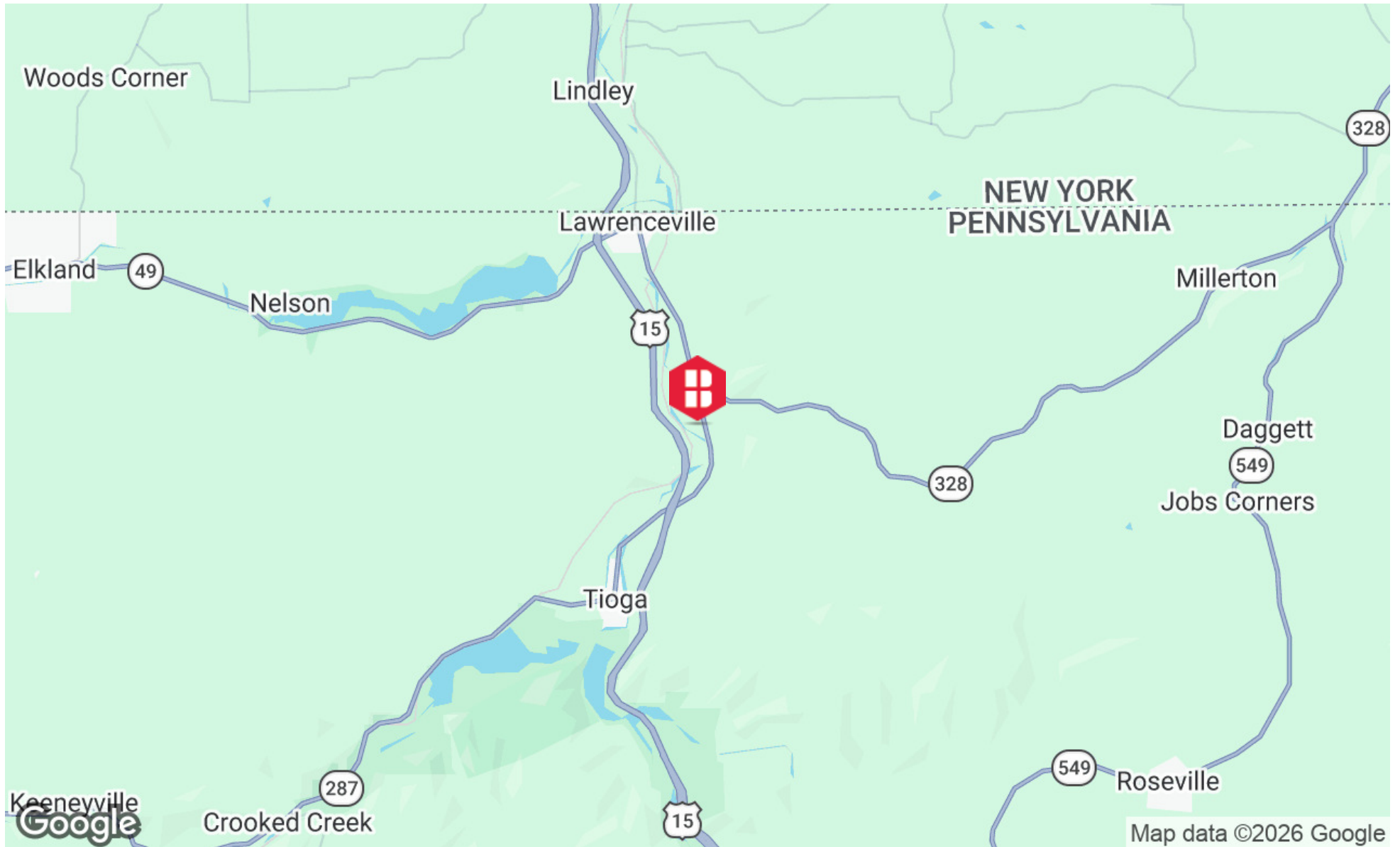
TENANT 2: PETRO CHOICE

- **Effective Rent:** \$48,960 annually (effective August 1, 2026)
- **Lease Expiration:** July 31, 2027

ADDITIONAL PHOTOS



LOCATION MAP

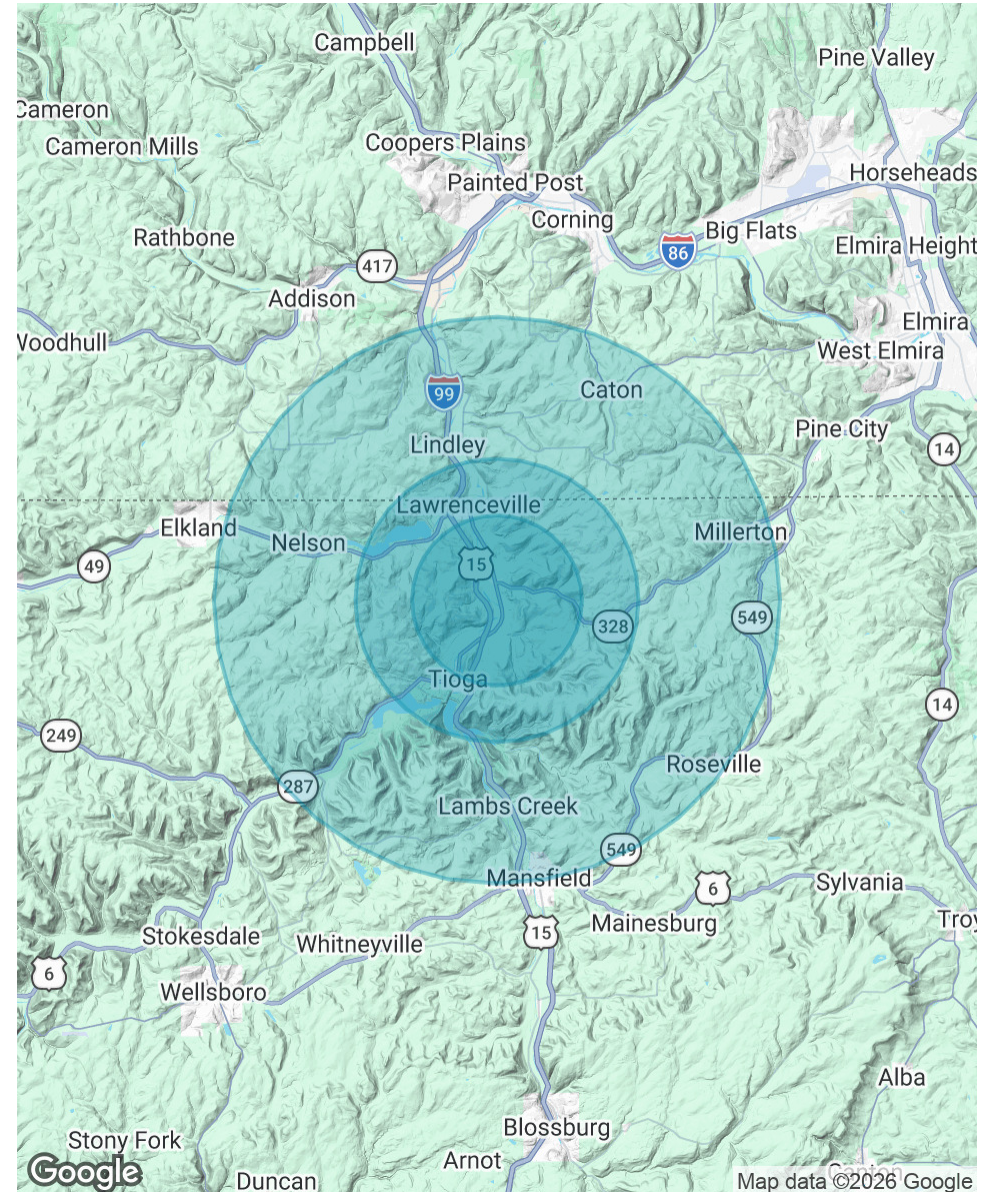


DEMOGRAPHICS MAP & REPORT

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 1,707 | 4,432 | 13,414 |
| Average Age | 45 | 43 | 42 |
| Average Age (Male) | 44 | 43 | 42 |
| Average Age (Female) | 45 | 44 | 42 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 727 | 1,879 | 5,232 |
| # of Persons per HH | 2.3 | 2.4 | 2.6 |
| Average HH Income | \$78,041 | \$80,135 | \$85,235 |
| Average House Value | \$193,865 | \$189,809 | \$222,950 |

Demographics data derived from AlphaMap



PRIMARY CONTACTS



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