

RETAIL BUILDING
AVAILABLE

1597 NORTH SUSQUEHANNA TRAIL
SELINGSGROVE, PA 17870



**3,000 SF
AVAILABLE**

Amber Corbo
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📍 1015 Mumma Road
Lemoyne, PA 17043
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1597 NORTH SUSQUEHANNA TRAIL

PROPERTY DETAILS

AVAILABLE
\$16-19 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$16 - 19 SF/yr (NNN)
Available SF	3,000 SF

PROPERTY HIGHLIGHTS

- Prime retail space available for lease in Selinsgrove
- Retail space provides endless opportunities with easily modified layout
- Available for sale. Contact agent for details

PROPERTY SUMMARY

Address	1597 N. Susquehanna Trail Selinsgrove, PA 17870
Municipality	Monroe Township
County	Snyder County
Tax Parcel #	12-09-047
Taxes	\$34,410.42
Year Built	2016

BUILDING INFORMATION

# of Floors	One (1)
# of Parking Spaces	90 spaces
Roof Type	Rubber
Walls	Drywall
Construction	Cinder Block
Business Signage	Yes

PROPERTY DESCRIPTION

Capitalize on leasing a prime retail suite at a high visibility shopping center. 3,000 SF is available. The suite is along the rear, right side of the property with visibility from Route 11/15. The center includes Aspen Dental, AT&T, Fastenal, with Jersey Mikes and Angry Chickz coming soon! Neighbors include Texas Roadhouse, Panera Bread and Lowe's.

LOCATION DESCRIPTION

Join national and regional retailers along Route 11/15 in Selinsgrove, PA. This prime location offers quick highway access and visibility to North and South bound traffic.

UTILITIES & ZONING

Zoning	Commercial
Traffic Count	38,094 VPD
Water & Sewer	Public
HVAC	Central Air



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FLOOR PLAN

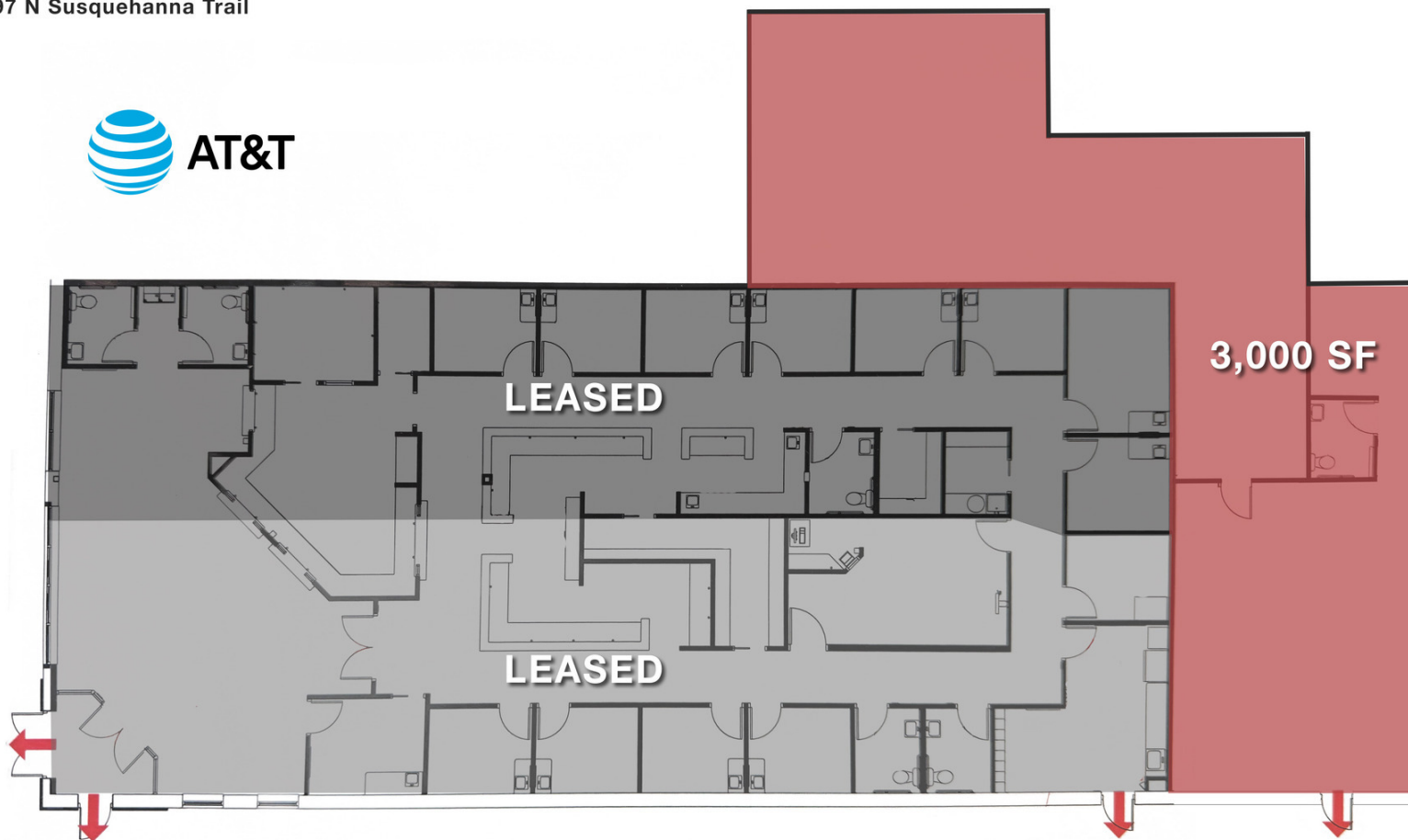
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FLOOR PLAN

1597 N Susquehanna Trail



ROUTE 11/15



PARKING LOT

NOT TO EXACT SCALE

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1597 NORTH SUSQUEHANNA TRAIL RETAIL MAP

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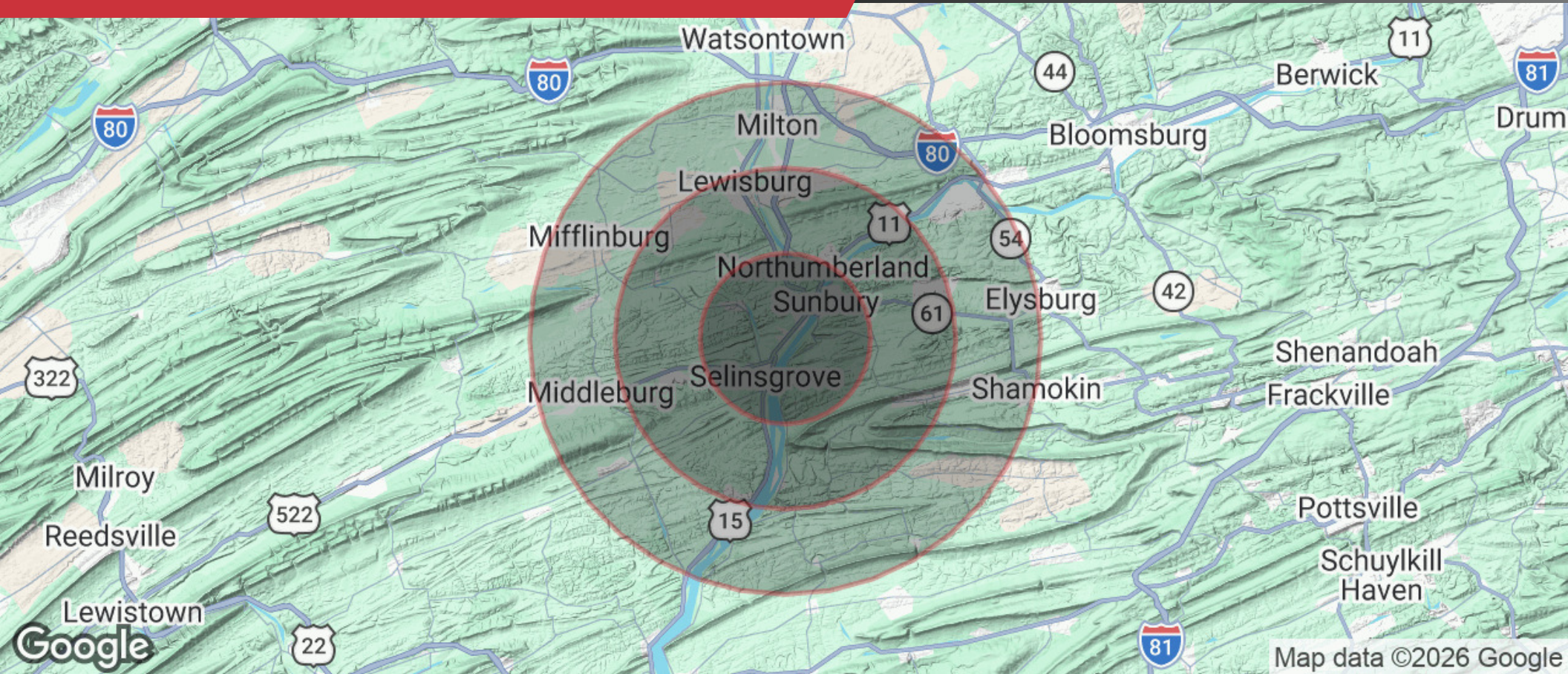
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DEMOGRAPHICS

AVAILABLE
\$16-19 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
32,614	62,411	123,541



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
13,058	24,471	48,242



INCOME

5 MILES	10 MILES	15 MILES
\$88,270	\$95,642	\$94,468

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