

RETAIL PROPERTY
FOR SALE & LEASE

204 S WAUSAU RD
MIDDLEBURG, PA 17842



Amber Corbo
acorbo@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

204 S WAUSAU RD

PROPERTY DETAILS

FOR SALE & LEASE

\$800,000 | \$9 SF/YR (NNN)

OFFERING SUMMARY

Sale Price	\$800,000
Lease Rate	\$9 SF/yr (NNN)
Number of Units	Two (2)
Lot Size	0.93 Acres
Building Size	12,800 SF

PROPERTY SUMMARY

Address	204 S Wausau Rd Middleburg, PA 17842
Municipality	Middleburg Borough
County	Snyder County
Tax Parcel #	10-03-237
Property Taxes	\$7,111.17
Year Built	2008
Zoning	Neighborhood Commercial

PROPERTY HIGHLIGHTS

- +/-12,800 SF free standing retail building available for sale or lease
- Multi-tenant opportunity
- Ample on site parking
- Potential multifamily redevelopment opportunity
- Ideal for an investor, developer, or owner-user

PROPERTY DESCRIPTION

204 S Wausau Road presents a compelling opportunity to acquire a former Family Dollar retail property with approximately 12,800 SF of building area on 0.83 acres. The property offers a large open retail footprint, ample parking, and a highly visible location near the center of Middleburg. The existing building provides an attractive opportunity for continued commercial use or adaptive redevelopment, with potential for a multifamily conversion or redevelopment concept, subject to zoning and municipal approvals



LOCATION DESCRIPTION

Located a quarter mile from Main Street and less than one (1) mile from Route 522, the property offers convenient access throughout Middleburg and the surrounding Susquehanna Valley. The surrounding commercial corridor includes national and regional retailers, restaurants, services, and other daily-needs businesses, supporting the property's established location.

BUILDING INFORMATION

# of Floors	Two (2)
Business Signage	Yes
Basement	Yes
Drive-Ins	One (1)
Dock Doors	One (1)
Water & Sewer	Public

Amber Corbo
acorbo@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

204 S WAUSAU RD

LOCATION MAP

FOR SALE & LEASE

\$800,000 | \$9 SF/YR (NNN)



Amber Corbo

acorbo@naicir.com | 717 761 5070

Andrés Godoy

agodoy@naicir.com | 717 761 5070 x213

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

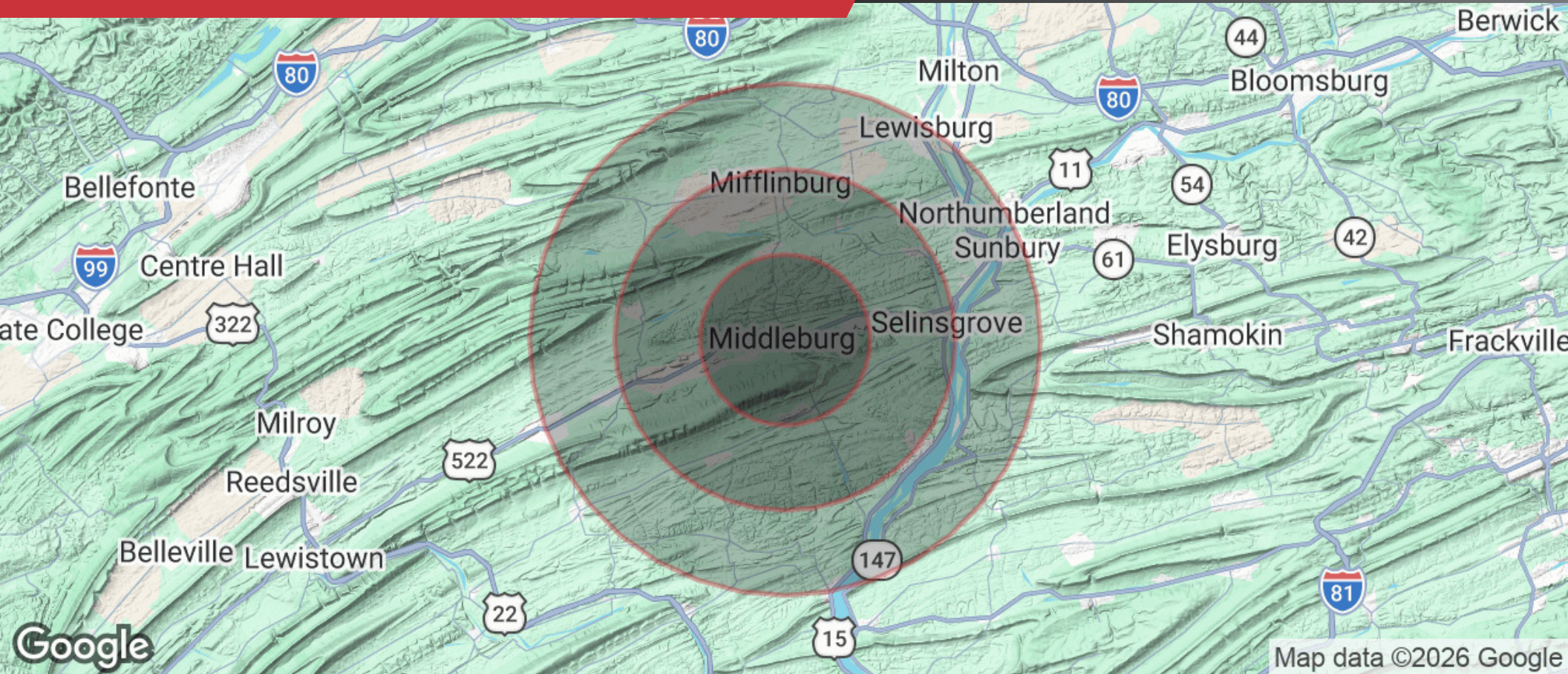
NAICIR

204 S WAUSAU RD

DEMOGRAPHICS

FOR SALE & LEASE

\$800,000 | \$9 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
7,824	38,286	91,691



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
3,089	13,997	34,319



INCOME

5 MILES	10 MILES	15 MILES
\$79,598	\$83,738	\$89,922

Amber Corbo
acorbo@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A