

APPROVED CONCEPT PLAN: SALE - GROUND LEASE - BTS

Commerce Dr., Milroy, PA 17063

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PROPERTY DESCRIPTION

Approved Concept Plan and Zoning for Hotel / Retail / Office / Medical / Retail / Fast Food; All utilities at site! Join Rutters / Best Western / Dollar General, Lerch RV, Philips Accoustics and other businesses.

DIRECT ACCESS AND EZ ON/OFF TO RT 322 (E/W). Last exit before State College, Pa (Penn State Univ);

AADT: 18,000 (Rt322 E/W)

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PROPERTY HIGHLIGHTS

- Approved Concept Plan - Hotel / Retail / Med Ofc. / Flex / FF

OFFERING SUMMARY

Sale Price: Undisclosed	\$0
Lot Size: 2 AC - 4 AC (5 Total)	11 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	461	1,628	4,215
Total Population	826	3,483	9,136
Average HH Income	\$58,855	\$63,306	\$65,466

JAN CASTNER

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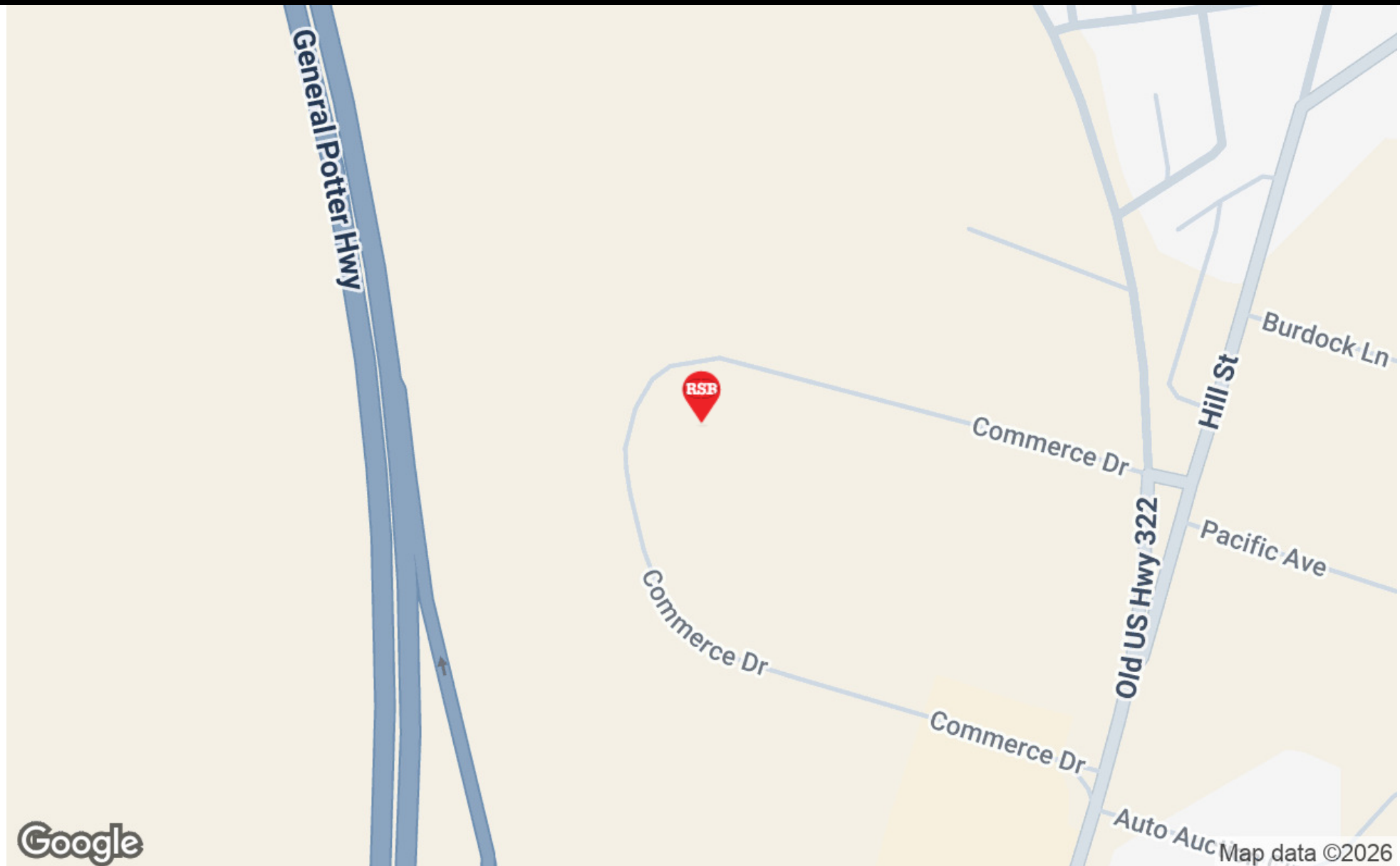
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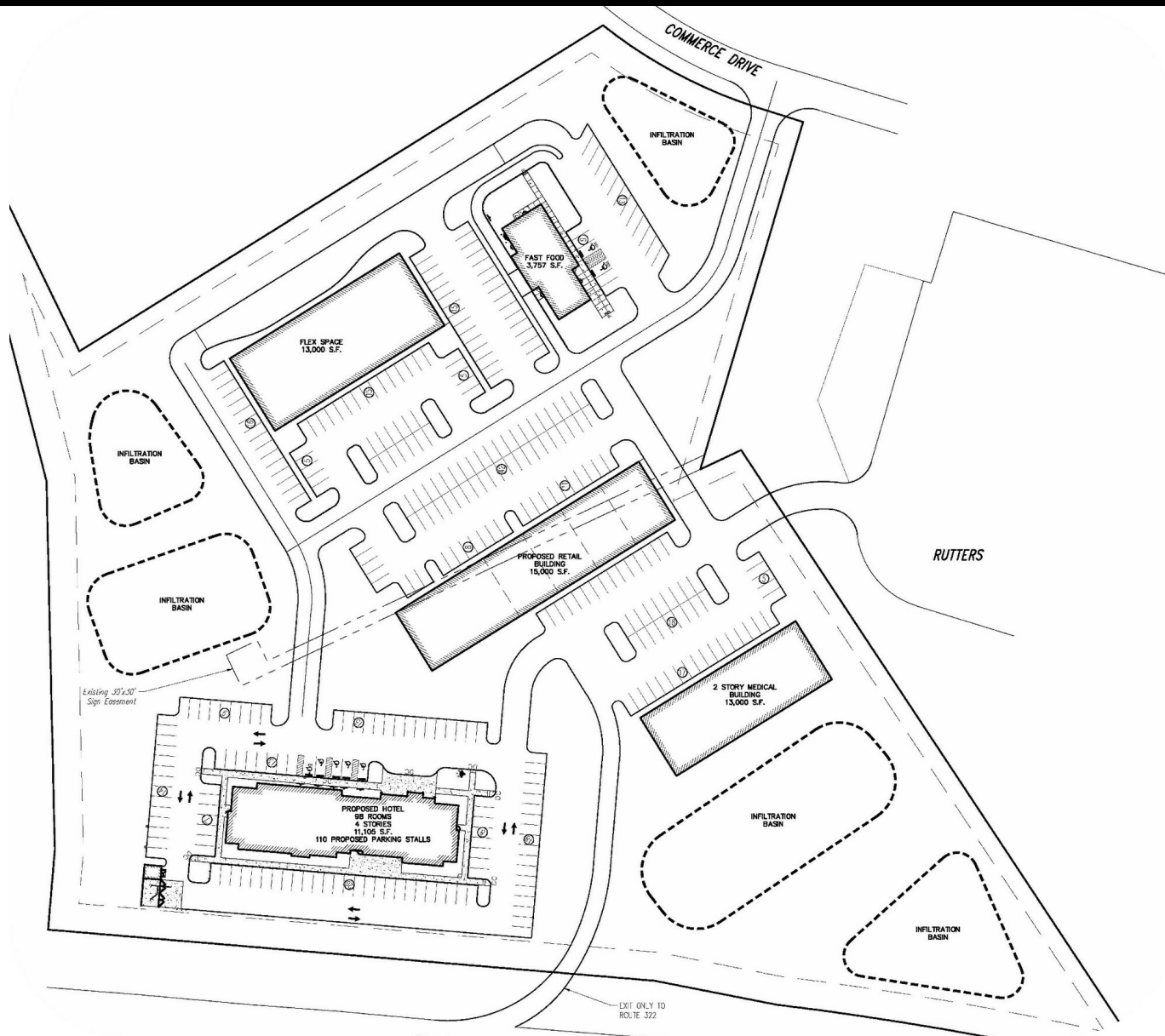


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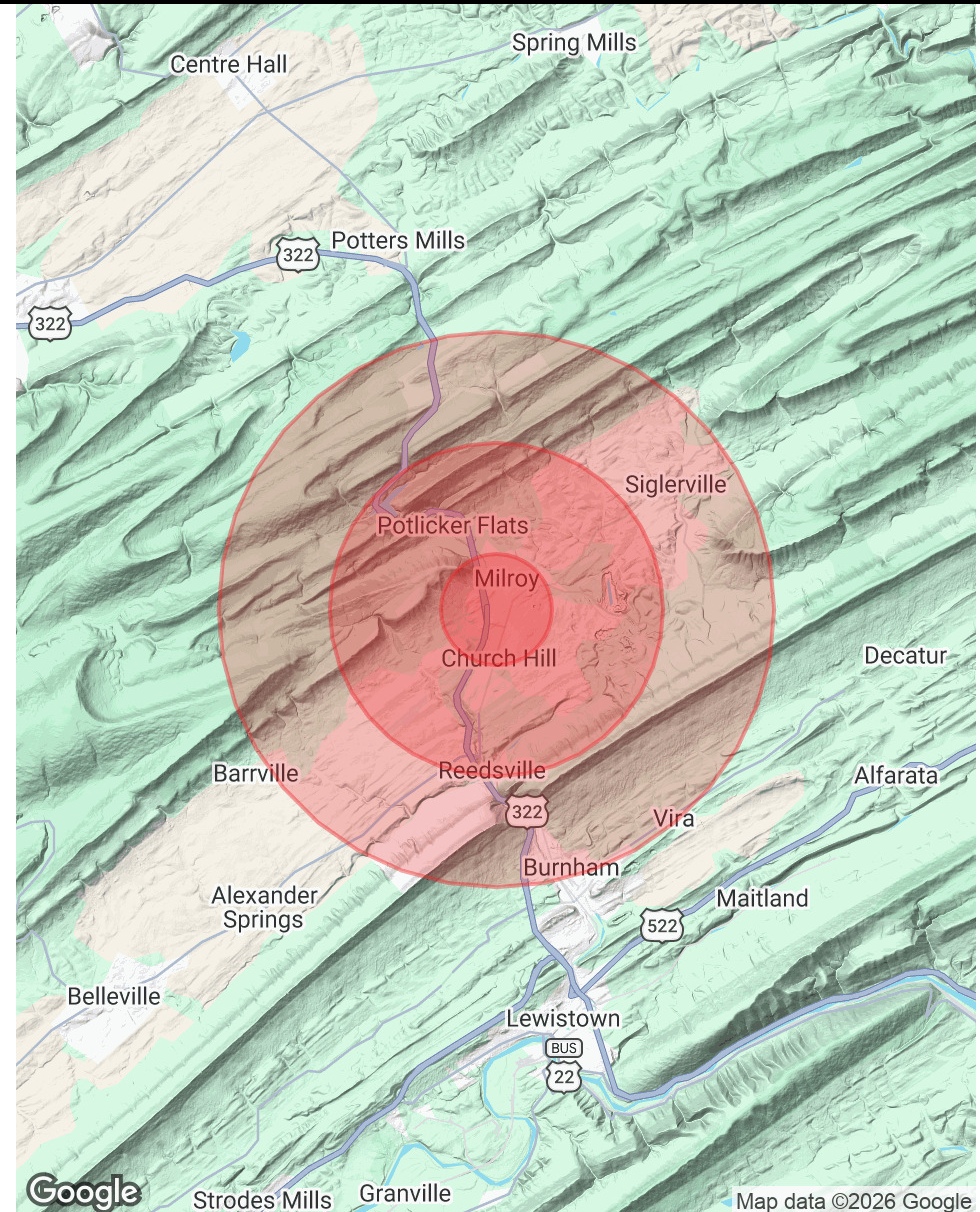
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	826	3,483	9,136
Average Age	42.5	41.2	44.6
Average Age (Male)	39.2	40.3	43.4
Average Age (Female)	40.7	39.3	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	461	1,628	4,215
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$58,855	\$63,306	\$65,466
Average House Value	\$110,516	\$136,242	\$148,982

2020 American Community Survey (ACS)



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