



## INDUSTRIAL PROPERTY FOR SALE & LEASE

**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.

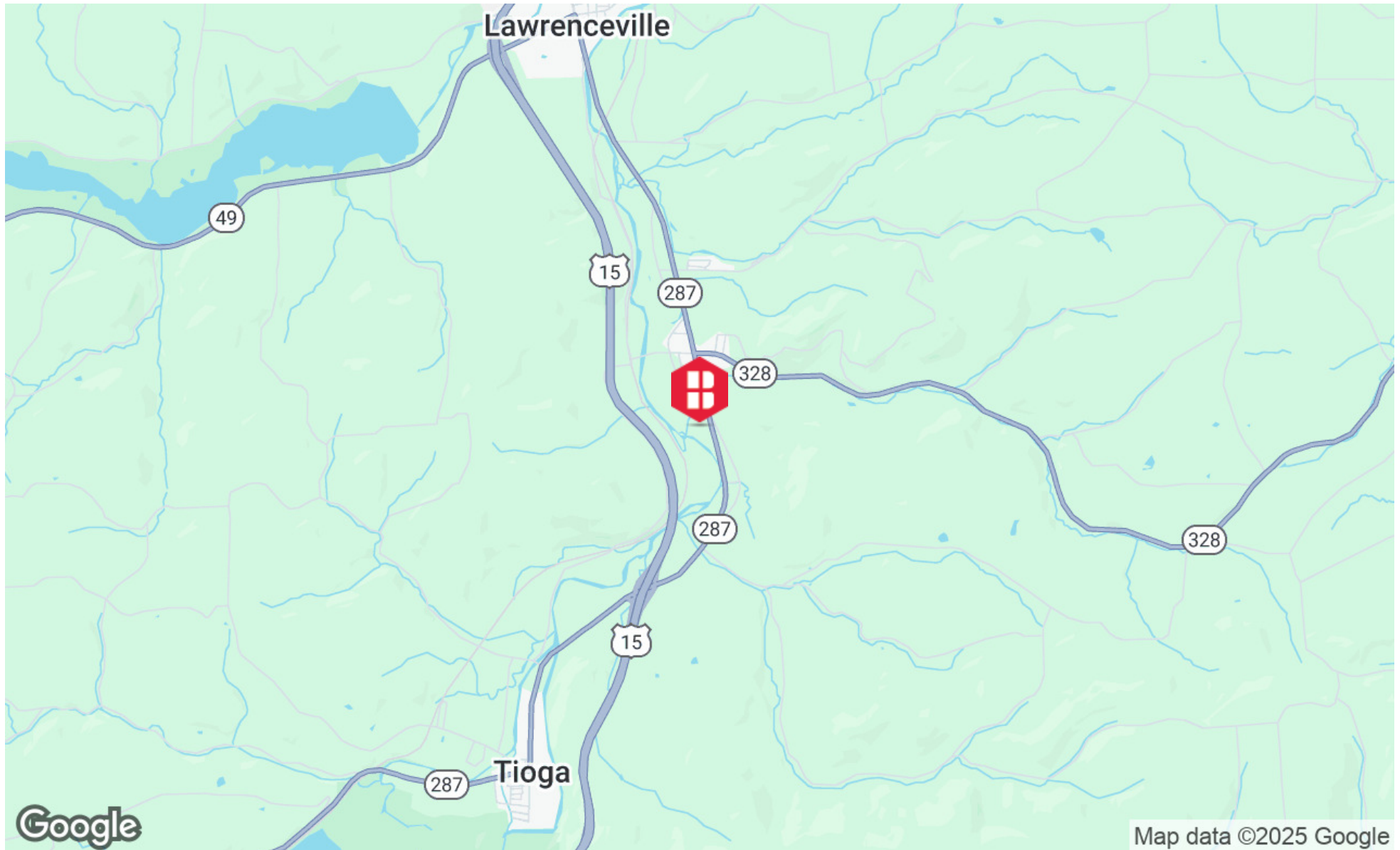


# ADDITIONAL PHOTOS





# LOCATION MAP

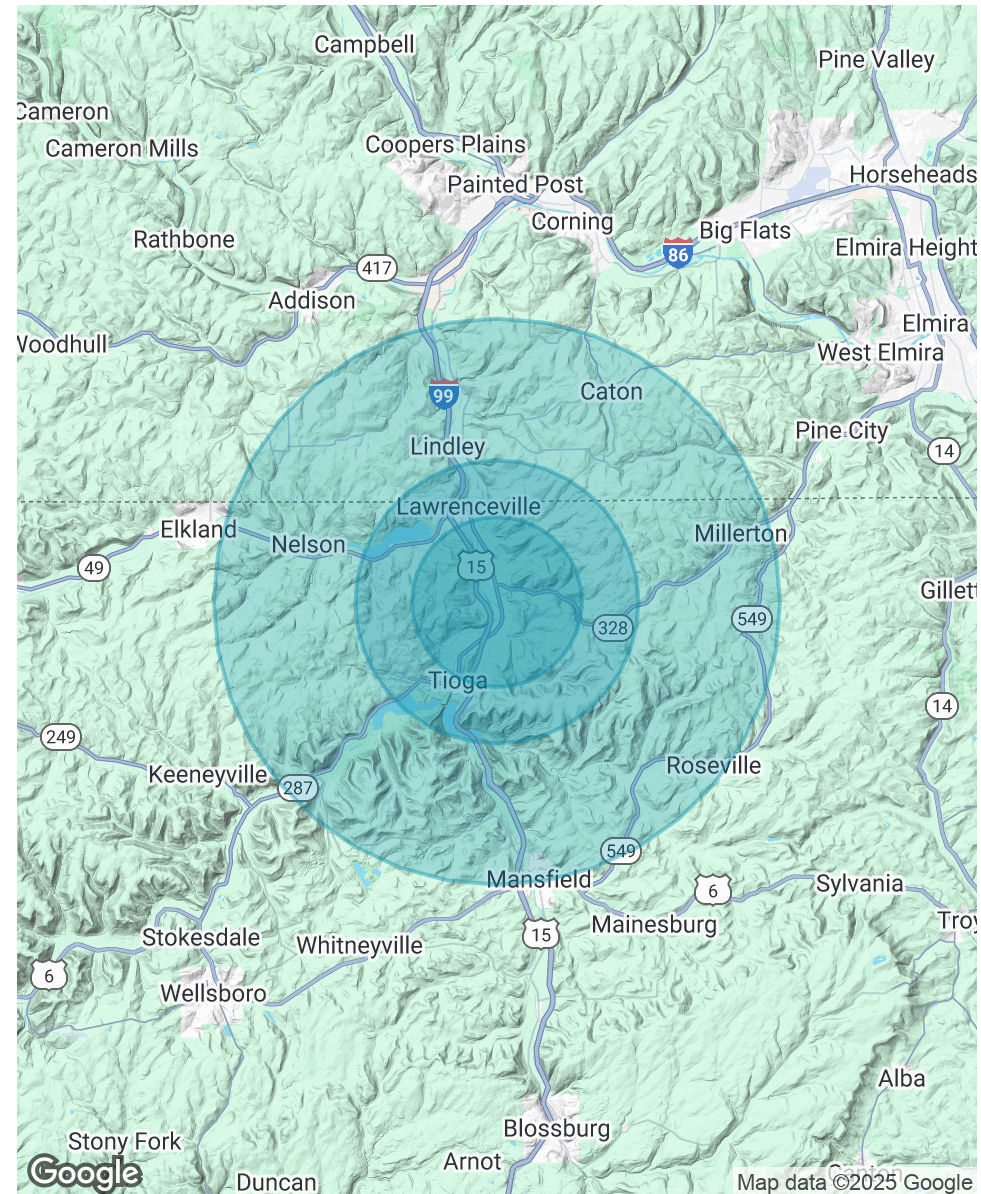


# DEMOGRAPHICS MAP & REPORT

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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