

For Sale

Hotel Pad & Land

\$3,000,000

69 Fisher Avenue

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Jonestown, Pennsylvania 17038

Property Highlights

- Pad ready site for a 91 room, Home2suites by Hilton.
- Residual developable 3.4 acres
- All Utilities on site
- Layouts available for 94 multi-family units on the residual ground

Property Description

Site is fully approved for a 91 room hotel pad, with plans for a subdivision of 3.4 acres. The remaining acreage has been laid out for 94 garden style apartments with no approvals in place for the remainder of the site. Plans and approvals are in place for the Hotel Pad, leaving the remainder of the site to developed either as another Hotel Site, Office Building, Restaurant pad, or Multi-Family site.

OFFERING SUMMARY

Sale Price	\$3,000,000
Lot Size	7.36 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	5	\$96,261
0.5 Miles	21	\$85,566
1 Mile	105	\$82,796

For more information

Kevin Wolfe

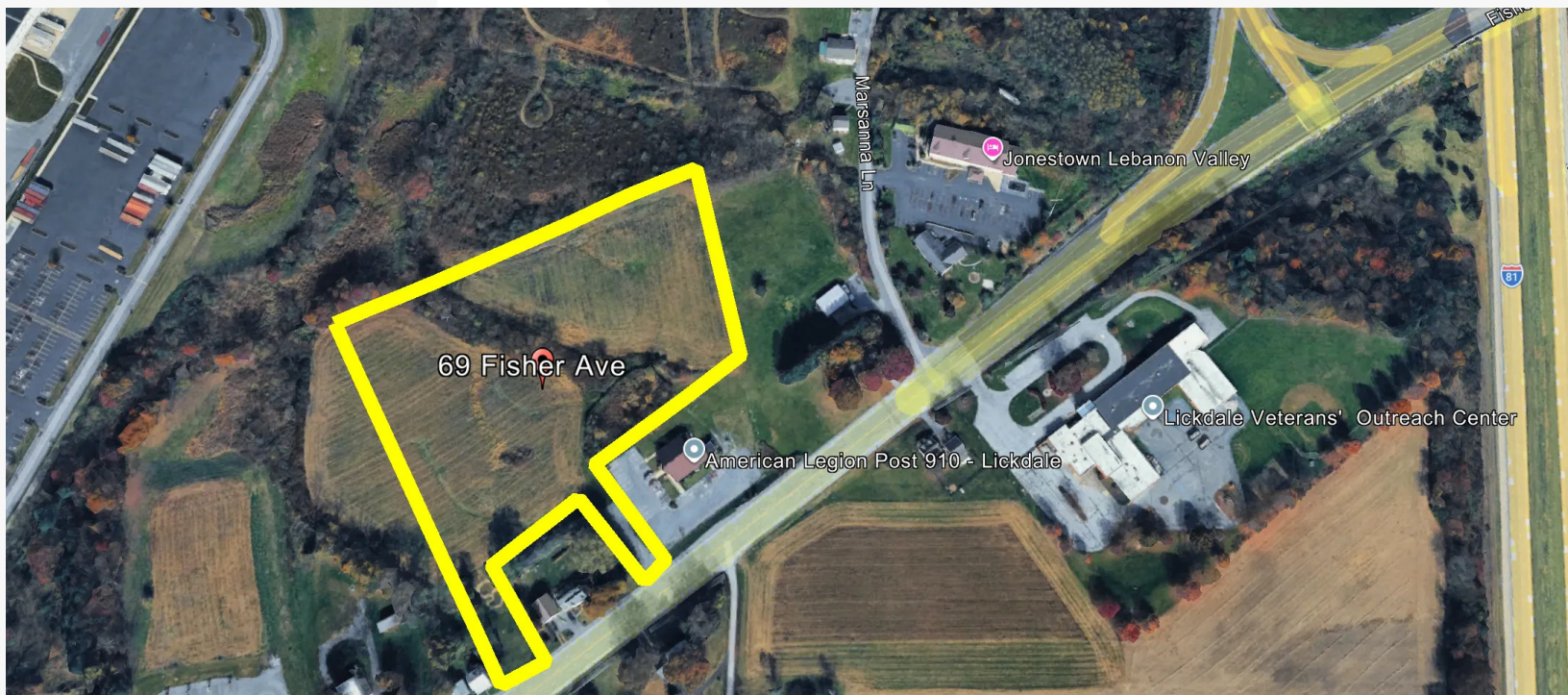
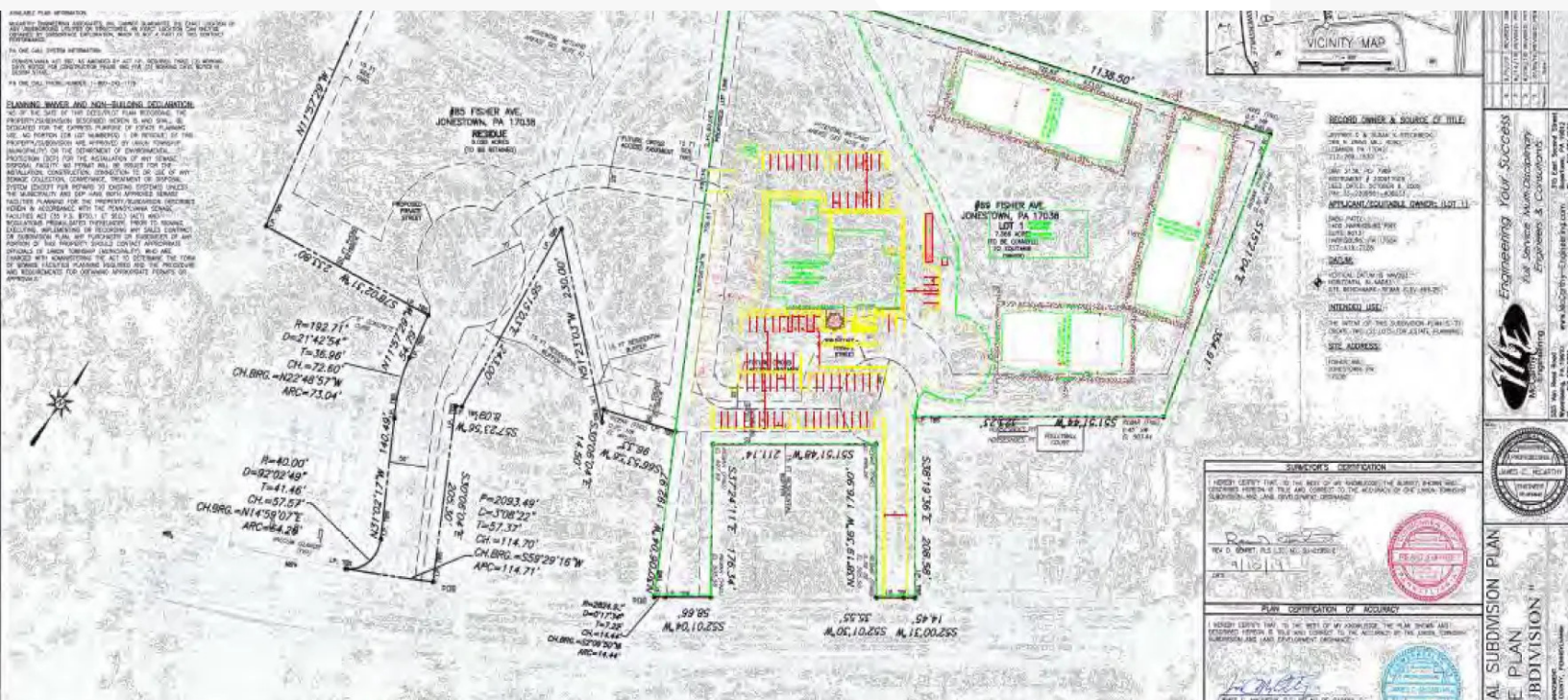
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kwolfe@naikeystone.com

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PROPERTY ADDRESS:

69 Fisher Avenue
Jonestown, PA 17038

APN:

33-2309992-408576-0000

LOT SIZE:

7.36 Acres

ZONING:

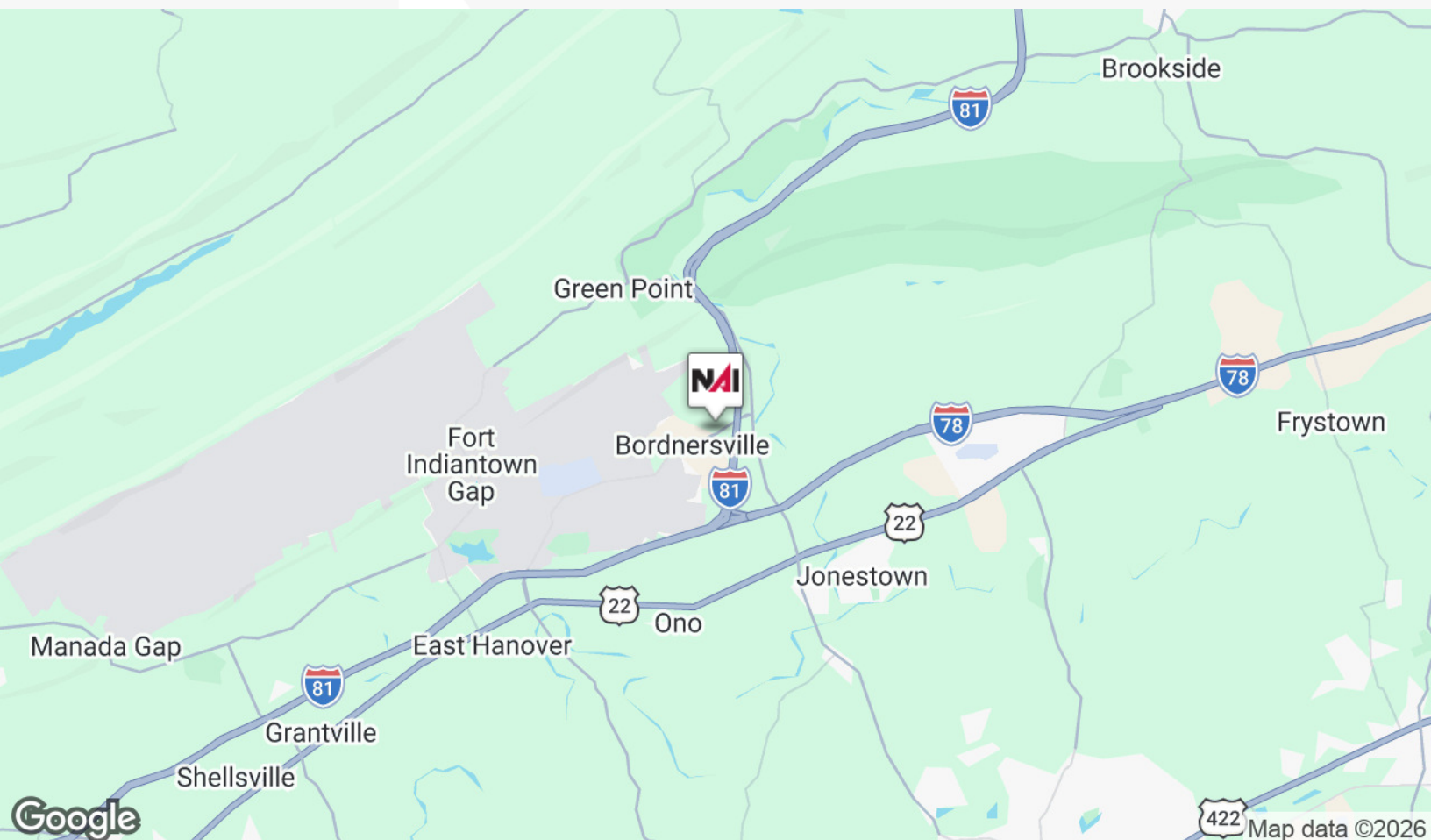
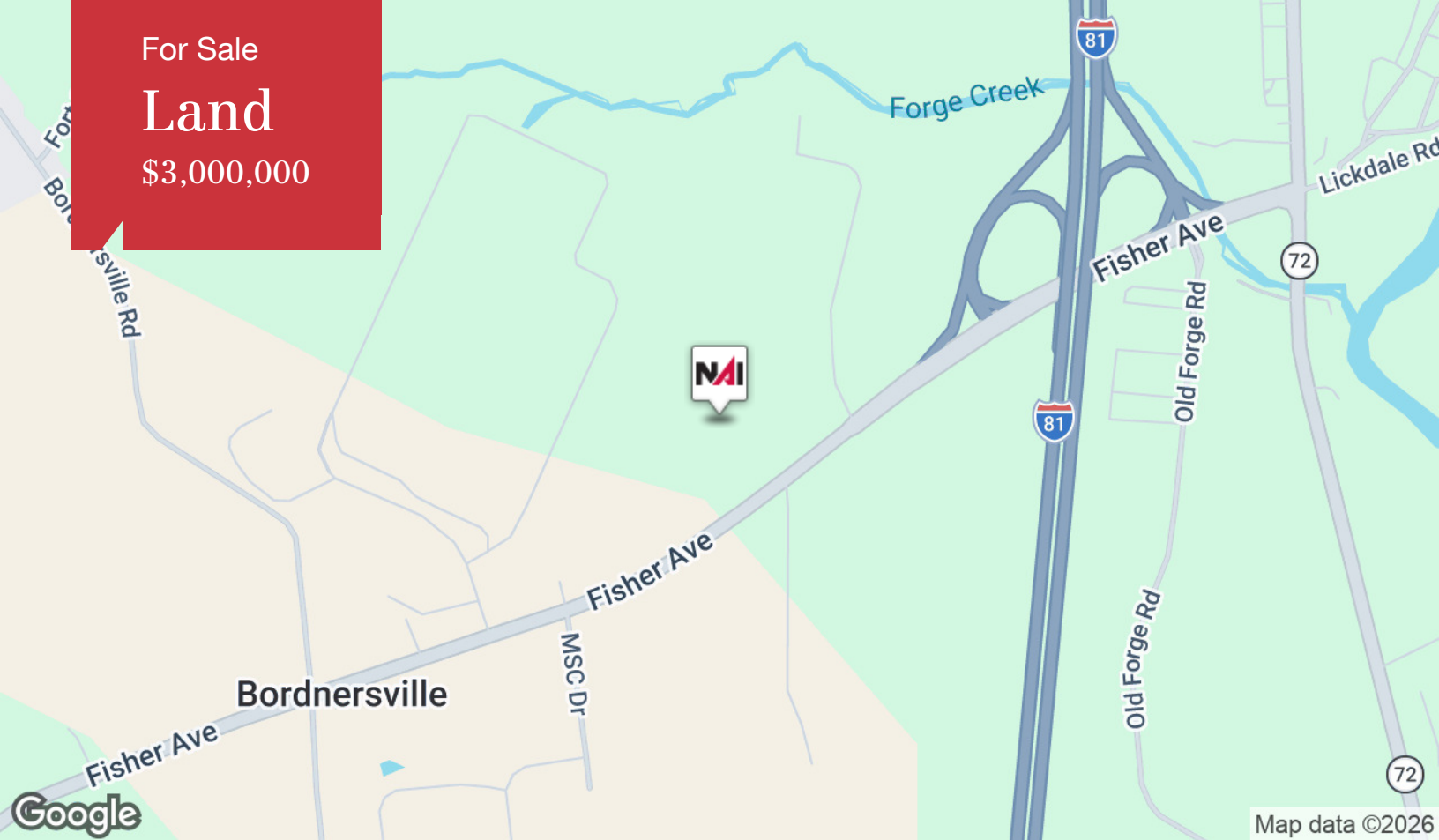
Commercial



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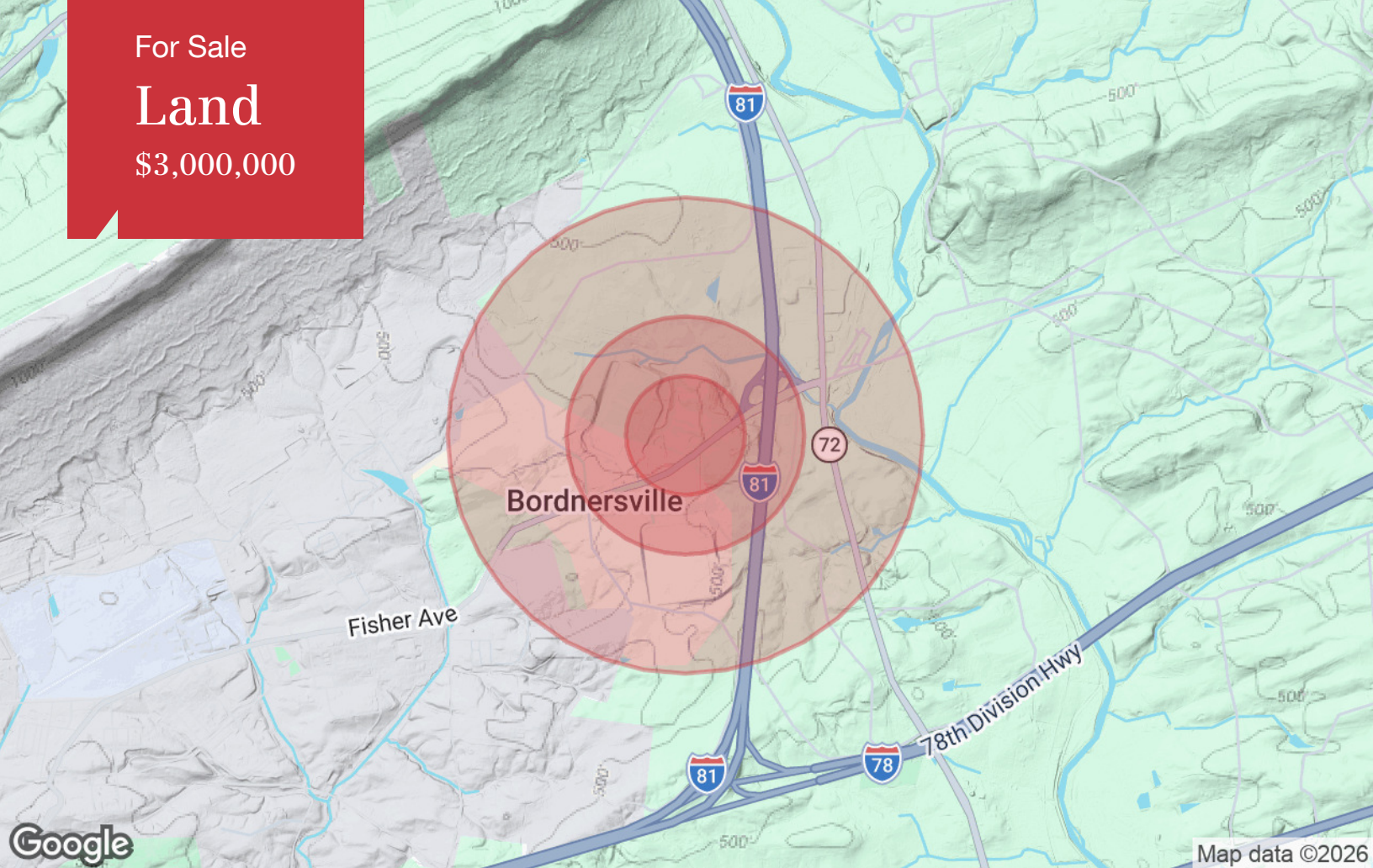
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Population

	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	5	21	105
MEDIAN AGE	45.9	43.7	41.6
MEDIAN AGE (MALE)	38.0	36.2	36.0
MEDIAN AGE (FEMALE)	52.5	50.0	46.4

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	2	9	44
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$96,261	\$85,566	\$82,796
AVERAGE HOUSE VALUE	\$675,317	\$450,211	\$384,506

Race

	0.25 Miles	0.5 Miles	1 Mile
% WHITE	100.0%	100.0%	100.0%
% BLACK	0.0%	0.0%	0.0%
% ASIAN	0.0%	0.0%	0.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.0%	0.0%

Ethnicity

	0.25 Miles	0.5 Miles	1 Mile
% HISPANIC	0.0%	0.0%	1.0%

* Demographic data derived from 2020 ACS - US Census