

HAZLE TOWNSHIP

DEMOGRAPHICS

PROPERTY DETAILS:

- ❑ 6.00+/- Acres
- ❑ PINs: S7S9004018-26 and p/o S700A048-26
- ❑ 178+/- ft. of Frontage
- ❑ Zoned B-2 (General Commercial)
- ❑ 2024 Taxes TBD
- ❑ 25,010 AADT on SR 93 (PennDOT TIRe 2021)

| | 5 Minutes | 10 Minutes | 15 Minutes |
|--------------------------|-----------|------------|------------|
| Population | 2,704 | 33,944 | 62,474 |
| Households | 986 | 12,632 | 24,050 |
| Median Age | 42.5 | 38.3 | 40.3 |
| Median Household Income | \$65,422 | \$49,250 | \$55,225 |
| Average Household Income | \$78,345 | \$69,706 | \$76,895 |
| Per Capita Income | \$29,460 | \$26,124 | \$29,588 |

AREA PROFILE

- ❑ Minutes From I-81 & I-80, 2 Hours to Philadelphia and 2.5 Hours to New York
- ❑ Industrial, Commercial, Hospitality and Retail Sector of Hazleton Area
- ❑ SR 93 is the Main Throughfare Accessing Routes 309, Airport Beltway, and Rt 924
- ❑ Growing Population Explosion, Hazleton Area School District, Hazleton Airport
- ❑ Penn State Hazleton, Johnson College Hazleton and Lackawanna College Hazleton

6.00 +/- acres of commercial zoned B-2 (General Commercial) land with 178 ft. of frontage along SR 93 near the entrance to the Laurel Mall. There are two parcels included, a 0.344-acre parcel and a 5.75 +/- acre parcel. The land is a gently sloped site of irregular shape and wooded. A subdivision was filed on the larger parcel creating 2 lots; however, was not implemented. Buyer must obtain a HOP from PENNDOT. The Hazle Township area is comprised of the Valmont Industrial Park, Pennsylvania State University, Laurel Mall with major retailers, stand-alone national quick service restaurants, hotels, car dealerships, medical LHV & Geisinger, local small business and the Hazleton Regional Airport. Roof tops are abundant with a variety of both multi-residential housing and private. This is an ideal opportunity for development along the main artery SR 93 in the retail corridor with high traffic. The population growth is now driving both commercial and residential development. Permitted uses comprise of retail sales and services as well as residential uses of apartments, townhouses or condominiums. *Additional 83 +/- acreage available on Route 93 & seller willing to do a bundle purchase. Contact agent for details.

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.

FOR SALE

\$1,900,000

**6.00+/- ACRES MOTIVATED SELLER!
OPEN TO OFFERS**

**ROUTE 93
HAZLE TOWNSHIP
LUZERNE COUNTY, PA 18202**

LAND

LATITUDE: 40.980267
LONGITUDE: -76.014622



LOCATED OFF I-81 EXIT 145. TAKE PA-93 SOUTH.

570.823.1100
mericle.com



East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



For Information Contact:

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Fairfield
BY MARRIOTT

DAMON'S
GRILL



Exit 145



Denny's



Boscov's
T.J. maxx
planet fitness
HOBBY LOBBY

Valmont Industrial Park

TACO BELL



Laurel Mall
HAZEL TOWNSHIP • PENNSYLVANIA



BLAISE ALEXANDER

93

6+/- Acres