

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)

	3 MILE	5 MILES	7 MILES
Population	38,778	54,524	72,296
Households	14,491	20,776	28,394
Median Age	40.4	42.6	43.5
Median Household Income	\$47,204	\$52,935	\$55,065
Average Household Income	\$66,603	\$72,196	\$74,999
Per Capita Income	\$25,018	\$27,599	\$29,402

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. This acreage is a gently sloped site of irregular shape and wooded. Currently a subdivision is filed on the larger parcel creating 2 lots. Buyer must obtain a DOT Highway access permit. 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, 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. Permitted uses 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.

FOR SALE

\$2,125,000

**MOTIVATED SELLER!
OPEN TO OFFERS**

6.00+/- ACRES

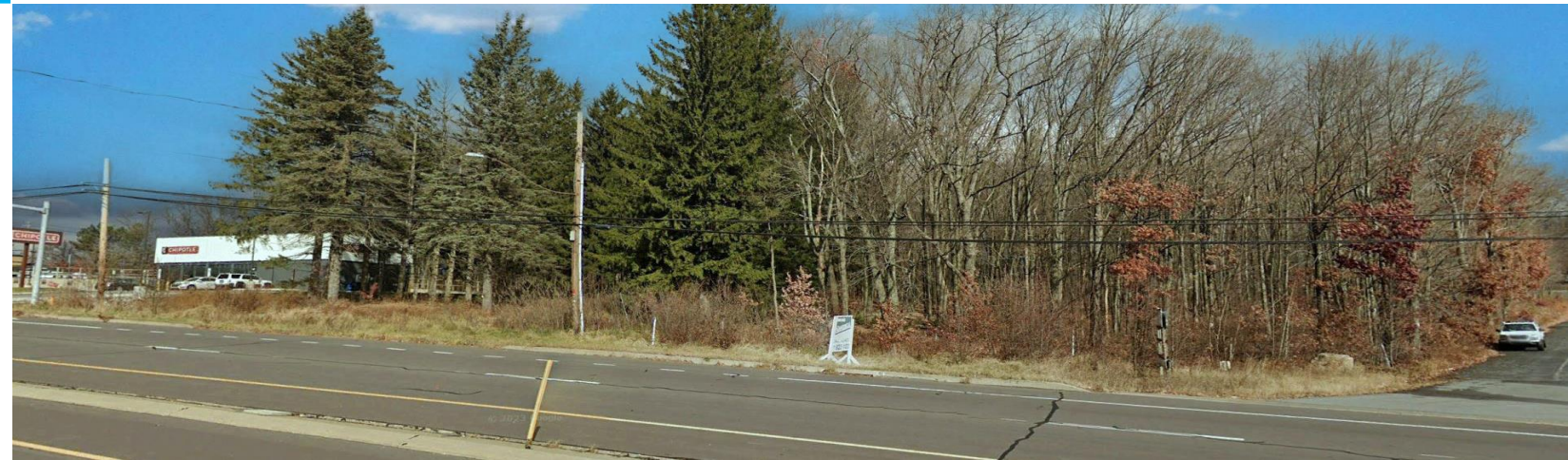
ROUTE 93
HAZLE TOWNSHIP, PA

LAND

LATITUDE: 40.980267
LONGITUDE: -76.014622



Drawing depicts the approximate location of lands. Refer to survey for exact locations.



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

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.

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

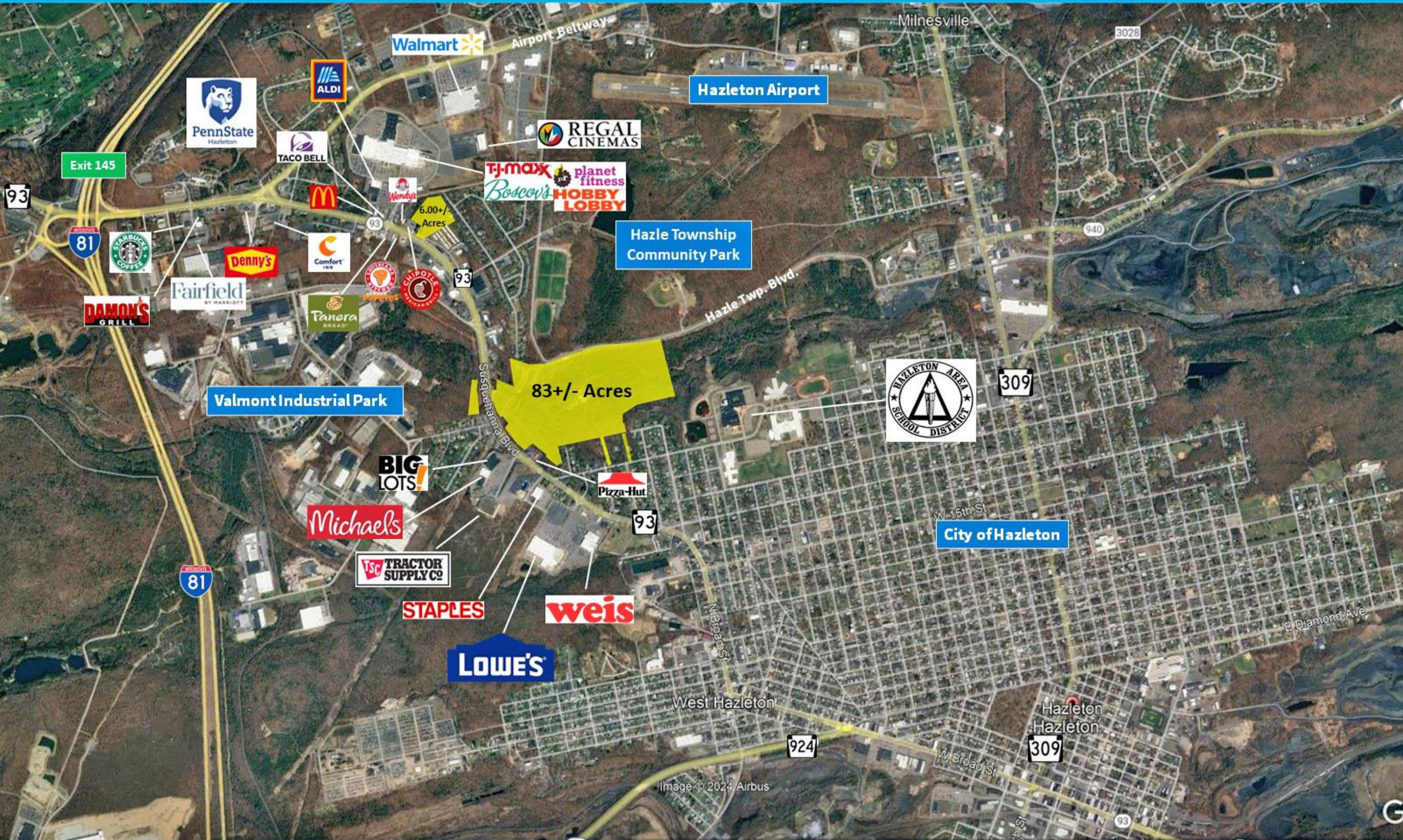
Developing Northeastern Pennsylvania's I-81 Corridor Since 1985



For Information Contact:

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Hazleton Airport

Hazle Township Community Park

Valmont Industrial Park

City of Hazleton

83+/- Acres

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