

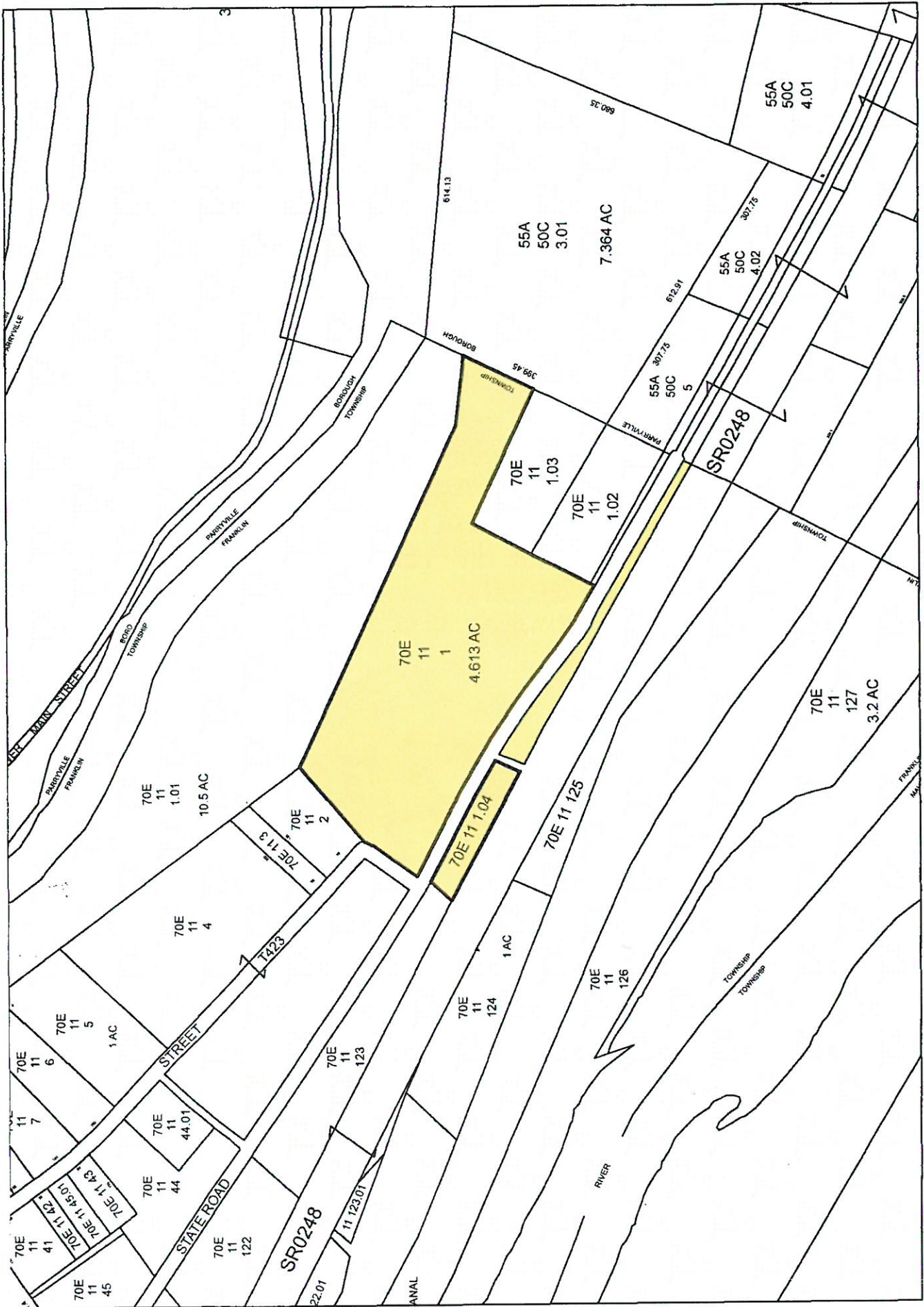
COMMERCIAL PROPERTY

6.6 Acres for Sale - 708 feet Frontage
Ideal for Convenience Store/Gas Station, Restaurant,
Mini Mall, or Professional Building
Direct Exit off Route 248 onto State Road

- * Lot #'s 70E-11-1 and 70E-11-1.04
- * Location Franklin Township, Carbon County - Lehighon Address
- * Utilities: Public Water - Sewerage - Electric - Cable
- * Current Taxes - \$1140.68
- * Traffic Count Route 248 - 18,000 daily both directions - Data 2013
- * Traffic Count Route 443 (1/4 mile from exit to property) - 16,800
- * Traffic Count Route 209 (1/4 mile from exit to property) - 14,000
- * Traffic Count PA Turnpike, Route 476, North East Extension, Exit 74 (1 mile to property)- 29,000
- * Property is flat - would require little excavation
- * Excellent visibility from Route 248
- * Will Subdivide
- * Will Finance



Reply to Dennis Blocker - 484-225-5561 or blockerfarm@hotmail.com
1246 Mahoning Drive East, Lehighon, PA 18235



70E-11-1
70E-11-1.04

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