

## AVAILABLE LAND LUZERNE COUNTY, PENNSYLVANIA

**REDUCED SALE PRICE: \$2,200,000**



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

### ROUTE 93, HAZLE TOWNSHIP, PA 18202

LATITUDE: 40.978213

LONGITUDE: -76.012312

6.344 +/- acres of commercial zoned land with 178 ft. of frontage along SR93 near the entrance to the Laurel Mall. This forested site is irregular shaped and sloped. 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, national quick service restaurants, hotels, car dealerships, local 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 in a high traffic, well populated area.

### PROPERTY DETAILS:

- 6.344 +/- Acres
- PIN: T7S9004018-26 and p/o S700A048-26
- 178 +/- ft. of Frontage
- Zoned B-2 (General Commercial)
- 2020 Taxes TBD
- AADT on SR 93 17,989 (PennDOT 2017)

### 2019 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
POPULATION	39,590	51,192	67,377
HOUSEHOLDS	14,822	19,619	26,330
MEDIAN HH INCOME	\$39,397	\$43,542	\$46,549

Source: Esri



### For Information Contact:

**Julia Namutka, Sales & Leasing Associate**

jnamutka@mericle.com

Office: 570.823.1100 x-219 \* Cell: 570.881.9512

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.

**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*

