



**30+/- ACRES**

**5050 STATE ROUTE 54 | TURBOTVILLE, PA | 17772**

**FOR SALE**

**PROPERTY OVERVIEW**

30 +/- Acres located in Northumberland County, Turbotville, PA. This property is zoned Highway Commercial and consists of vacant land. It's currently being used as farmland. Sale price is listed as \$1,950,000.00. This property is highly visible along busy State Route 54 and Hickory Hill Road. Parcel is located within close proximity to Turbotville Elementary School in Warrior Run School District.

**PROPERTY SUMMARY**

Available:	30 +/- Acres
For Sale:	\$1,950,000.00
Zoning:	Highway/ Commercial
Property Visibility:	Excellent
County:	Northumberland
School District:	Warrior Run
Water Source:	Available
Sewer:	Available



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**THOMAS TROCCOLI | TTROCCOLI@BENNETTWILLIAMS.COM**  
717-390-9858  
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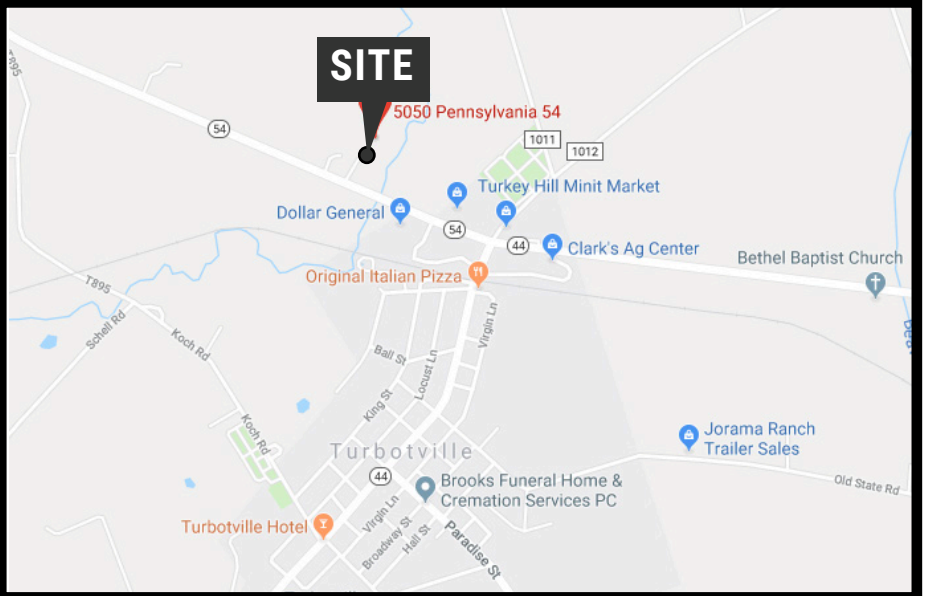






*Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.*

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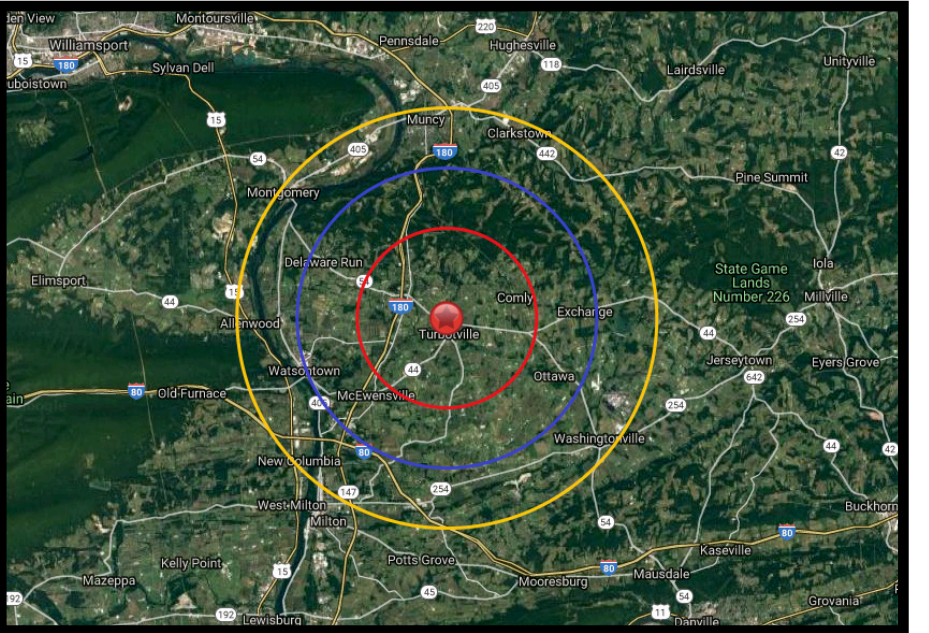


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	3,072	8,716	24,300
 TOTAL EMPLOYEES	902	1,632	8,431
 AVERAGE HHI	\$77,077	\$72,656	\$67,517
 TOTAL HOUSEHOLDS	1,202	3,575	9,697

TRAFFIC COUNTS

STATE ROUTE 54: 5,829 VPD

HOCKLEY HILL RD: 381 VPD



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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COMMERCIAL

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