

# 2 N. Mountain Road | Mountain Top, PA 18707

± 1,968 SF Retail Space Available

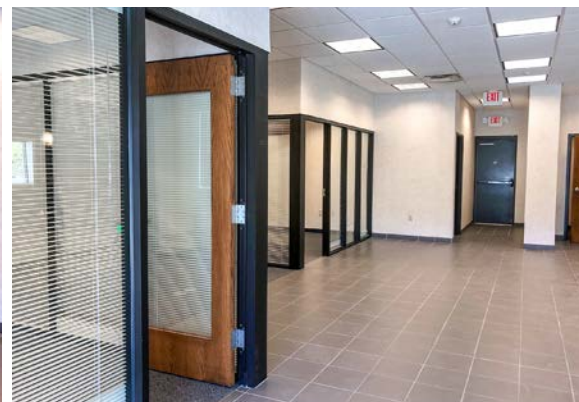
Available For Lease



## Property Overview

**2 North Mountain Road** is a highly visible retail property ideally located along North Mountain Road (16,000 VPD) in Mountain Top, PA. The property features Turkey Hill as a co-tenant and has multiple points of access. The property is perfect for any retailer looking to enter into the Mountain Top market along a busy stretch of road.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,326	37,329	98,060
TOTAL EMPLOYEES	\$132,055	\$83,263	\$66,958
AVERAGE HHI	4,260	14,254	54,042
TOTAL HOUSEHOLDS	3,068	15,309	40,742
TRAFFIC COUNTS: <b>N. Mountain Road</b> - ±16,000 VPD			



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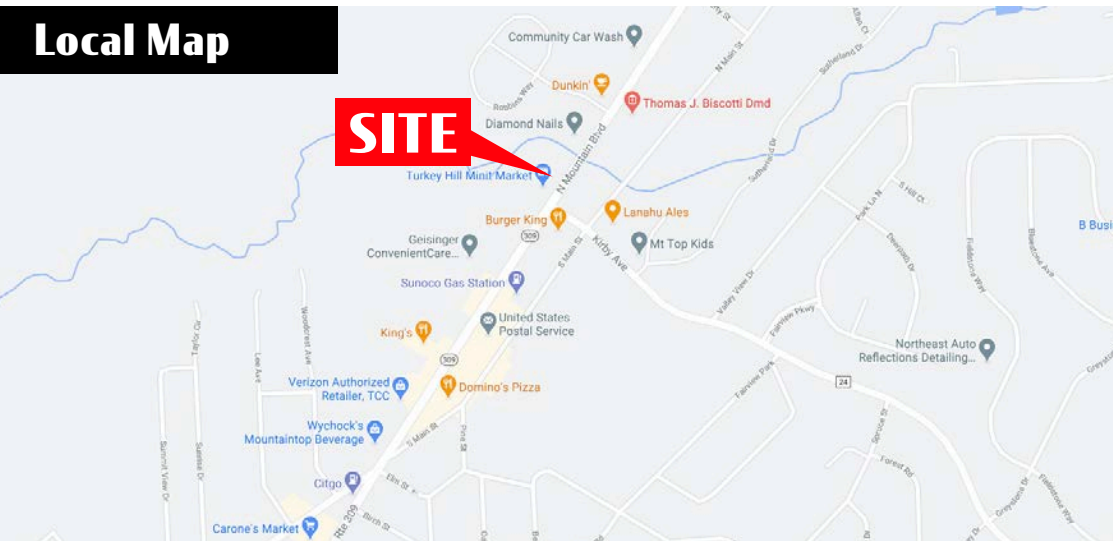
## Location

The property is strategically located along North Mountain Road (16,000 VPD) with great visibility and multiple points of ingress/egress. North Mountain Road is one of the main thoroughfares in the Mountain Top market, attracting consumers from all around. Near the property are other national retailers including Burger King, Sunoco, Dunkin', as well as Geisinger, which is a major healthcare provider in the area.

## Trade Area

The strength of the location of the property is attributed to the 20-minute drive time demographics of over 107,687 people with household incomes of more than \$70,286 and daytime employment demographics equally as strong with 62,289. The demographics within a 10-mile radius include 163,113 people in 68,109 homes, a labor force of 75,161 with an average household income of \$70,509.

## Local Map



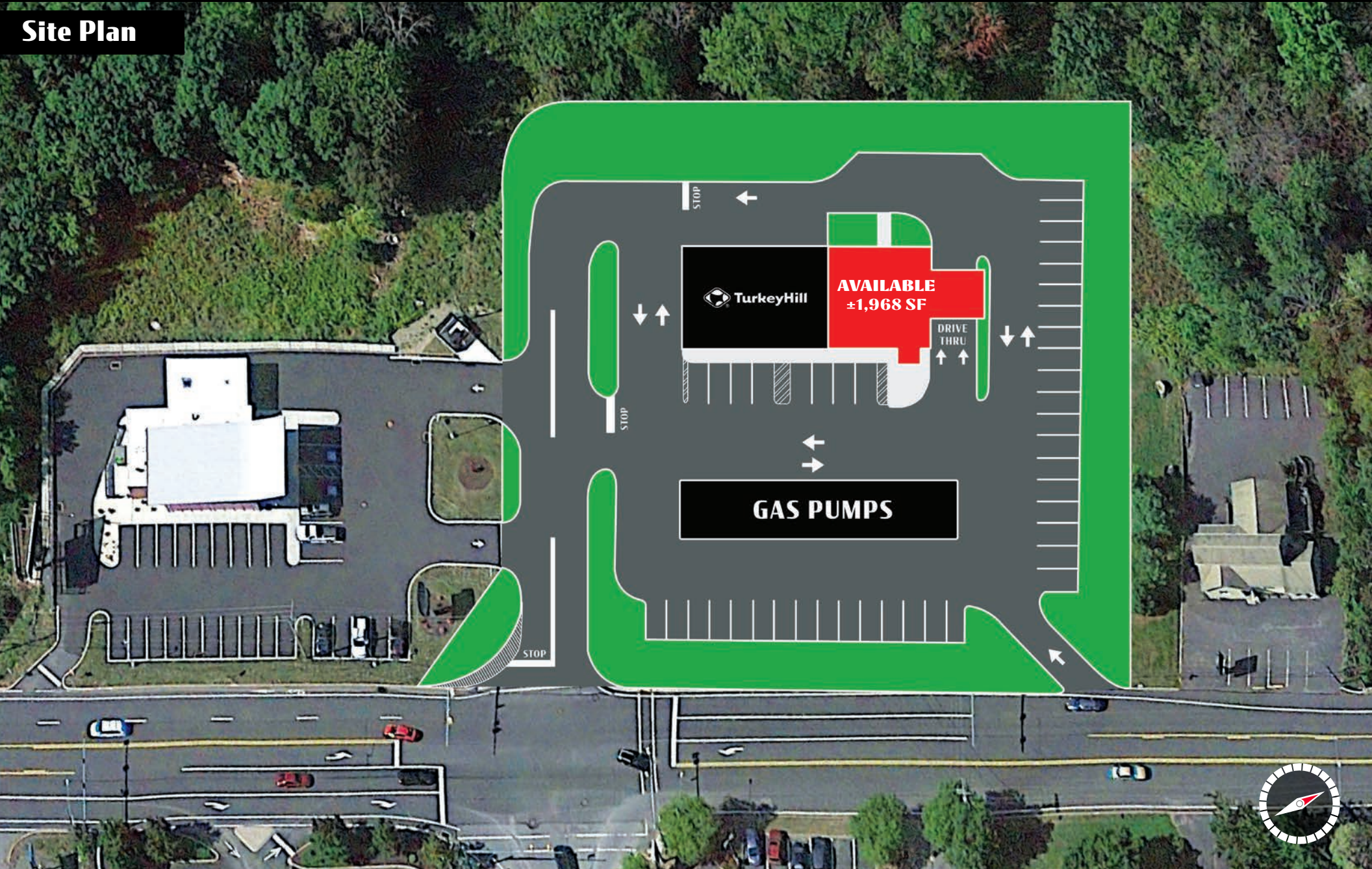


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## Site Plan



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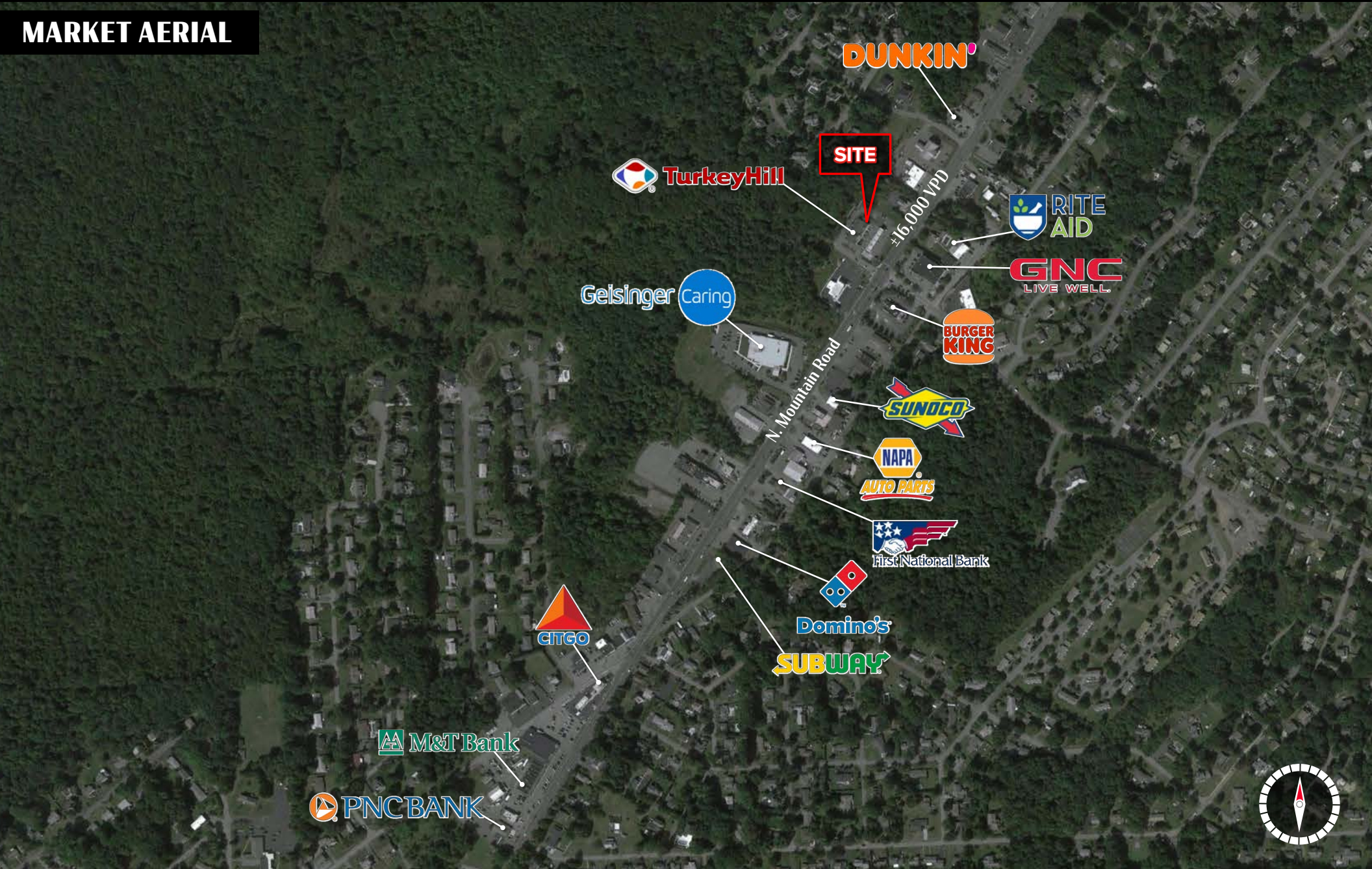


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## MARKET AERIAL



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