

103 East Main Street | Dushore, PA 18614

± 9,472 SF Retail Space Available

Available For Sale

## Property Overview

103 E Main Street is a two-story freestanding former bank building for sale in Dushore, PA. Ideally located on the corner of E Main Street and German Street, this site is in the heart of Downtown Dushore. The property has a private parking lot with +/- 10 spaces and street parking. In addition, it is approved for a drive-thru and has great visibility to the surrounding market. FF&E not included.



### DEMOGRAPHICS

### 15 MILE RADIUS

TOTAL POPULATION	14,468
TOTAL EMPLOYEES	2,852
AVERAGE HHI	\$71,481
TOTAL HOUSEHOLDS	6,313

### TRAFFIC COUNTS:

German Street - ±4,300 VPD | E Main Street - ±4,000 VPD



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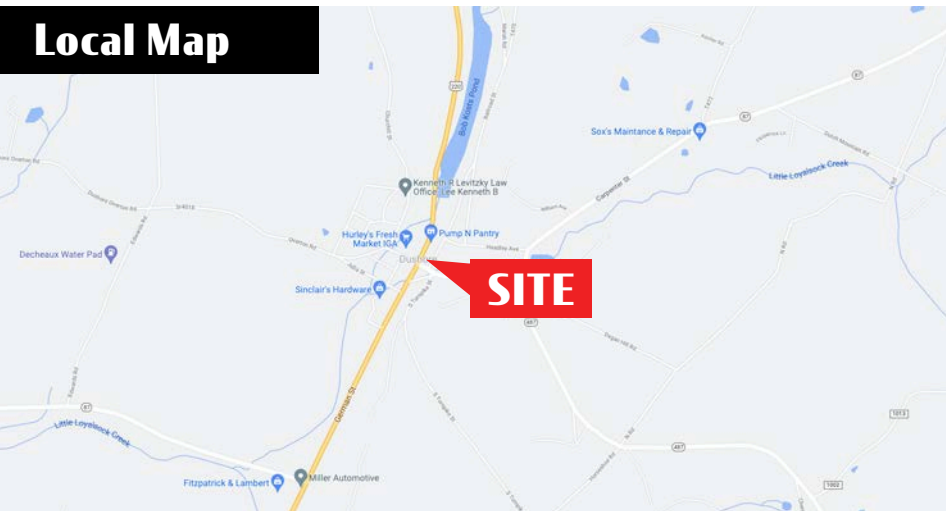
### Location

103 E Main Street is situated at a signaled intersection along with Hurley's Fresh Market, Jolly Trolley's, and Dushore Family Health Center. Other businesses in the area include Napa Auto Parts, Family Dollar, Dunshore Pharmacy, and Sinclair's Hardware, just to name a few. 103 E Main Street will service roughly a +/- 15-mile radius, throughout Sullivan County and the Southeast corner of Bradford County.

### Trade Area

Demographics are strong, showing 14,468 people within a 15-mile radius with an average household income of \$71,481, that is roughly \$7,000 higher than the National average. Day to day foot traffic is not only supported by the residential population that surrounds the site, but also by the roughly 3,000 employees in the area.

### Local Map



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SITE PLAN



E Main Street

German Street



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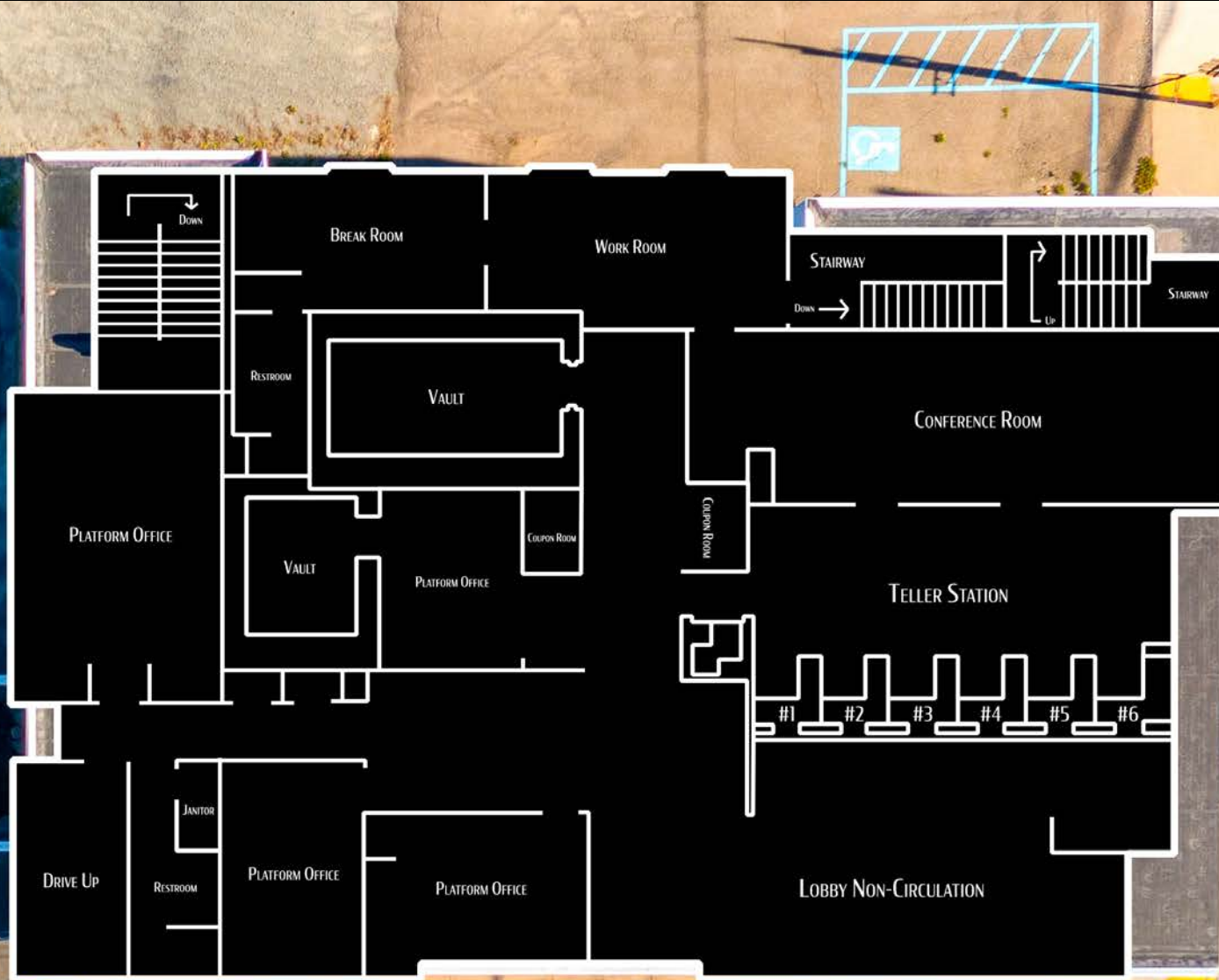
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FIRST FLOOR



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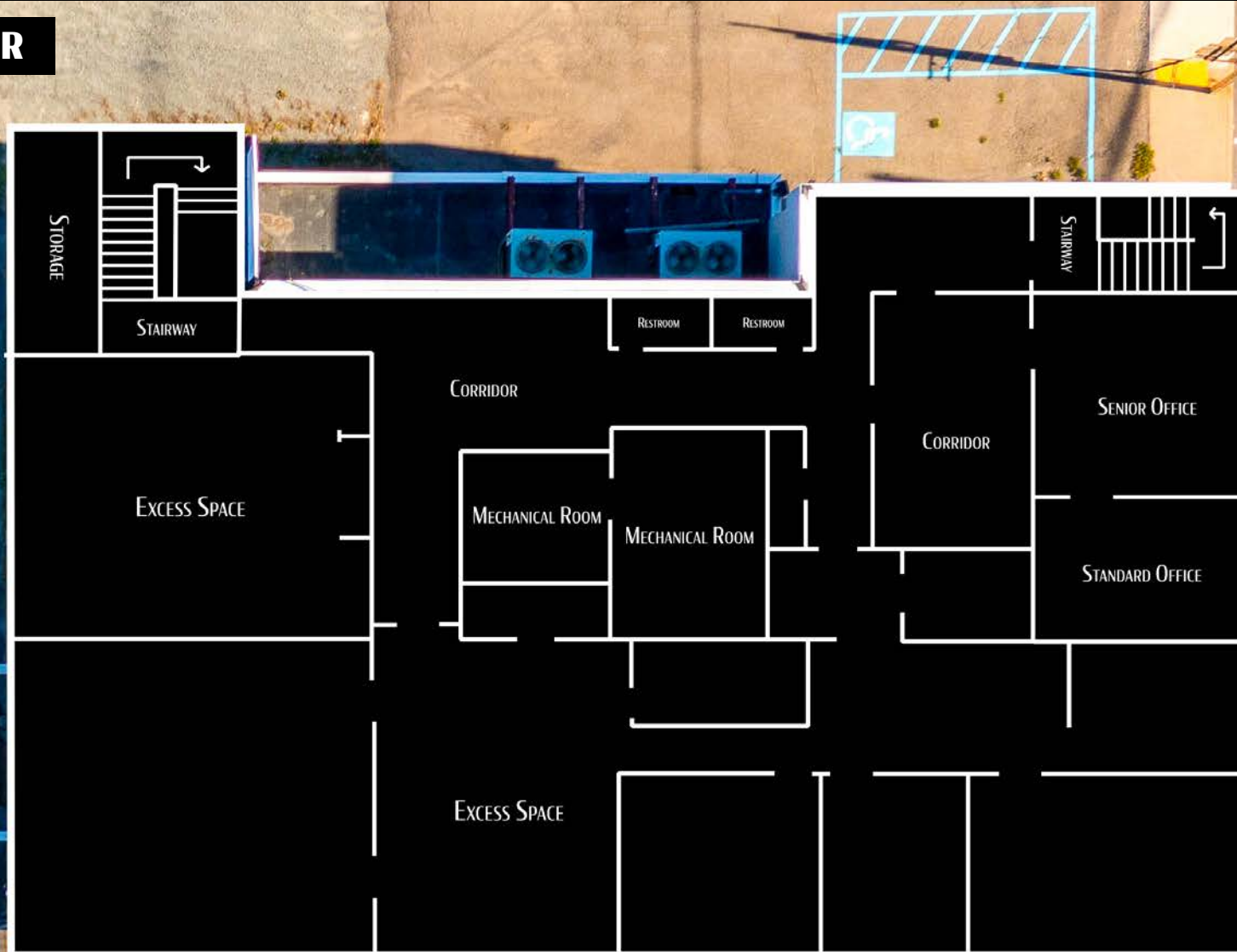


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SECOND FLOOR



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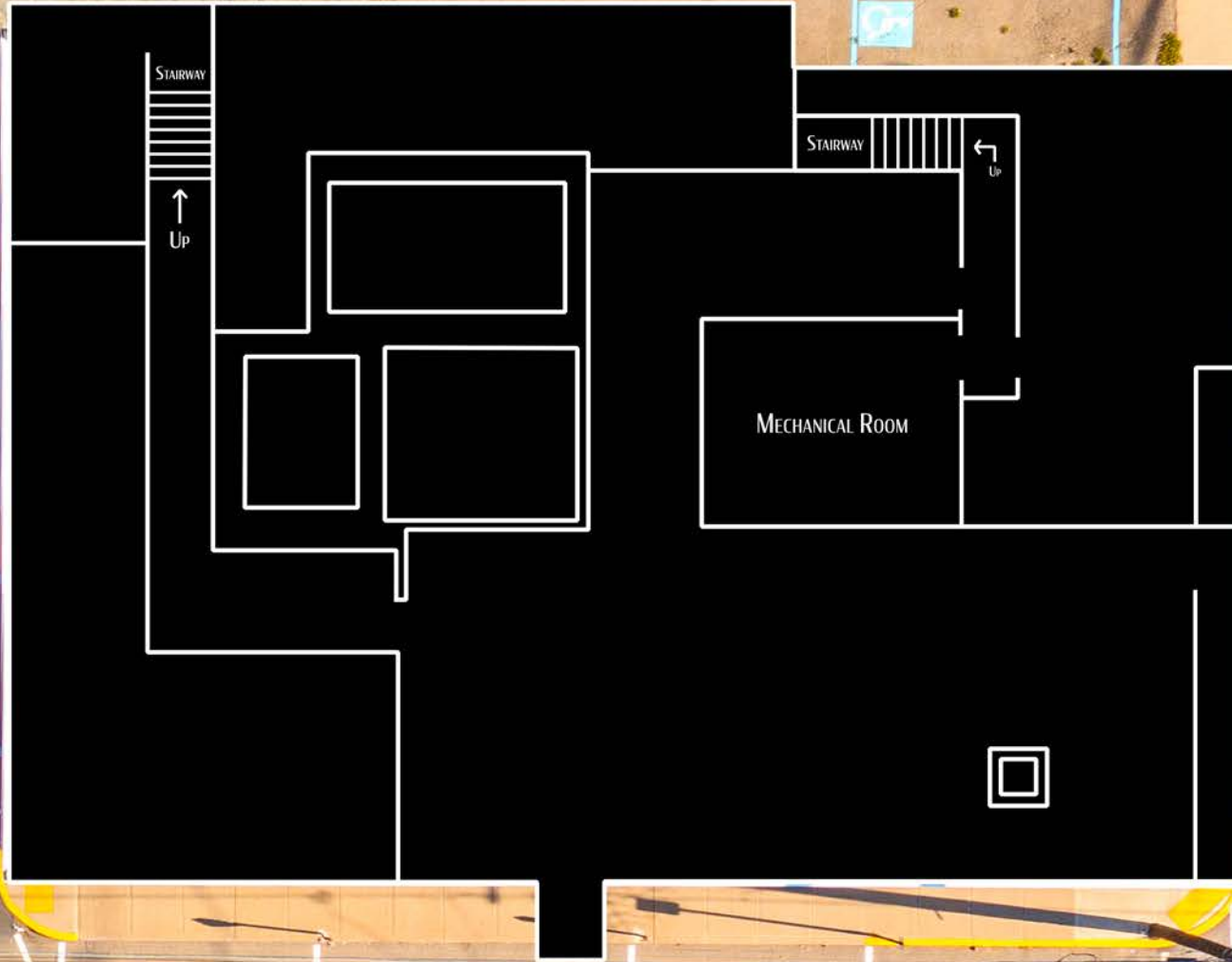
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**BASEMENT**



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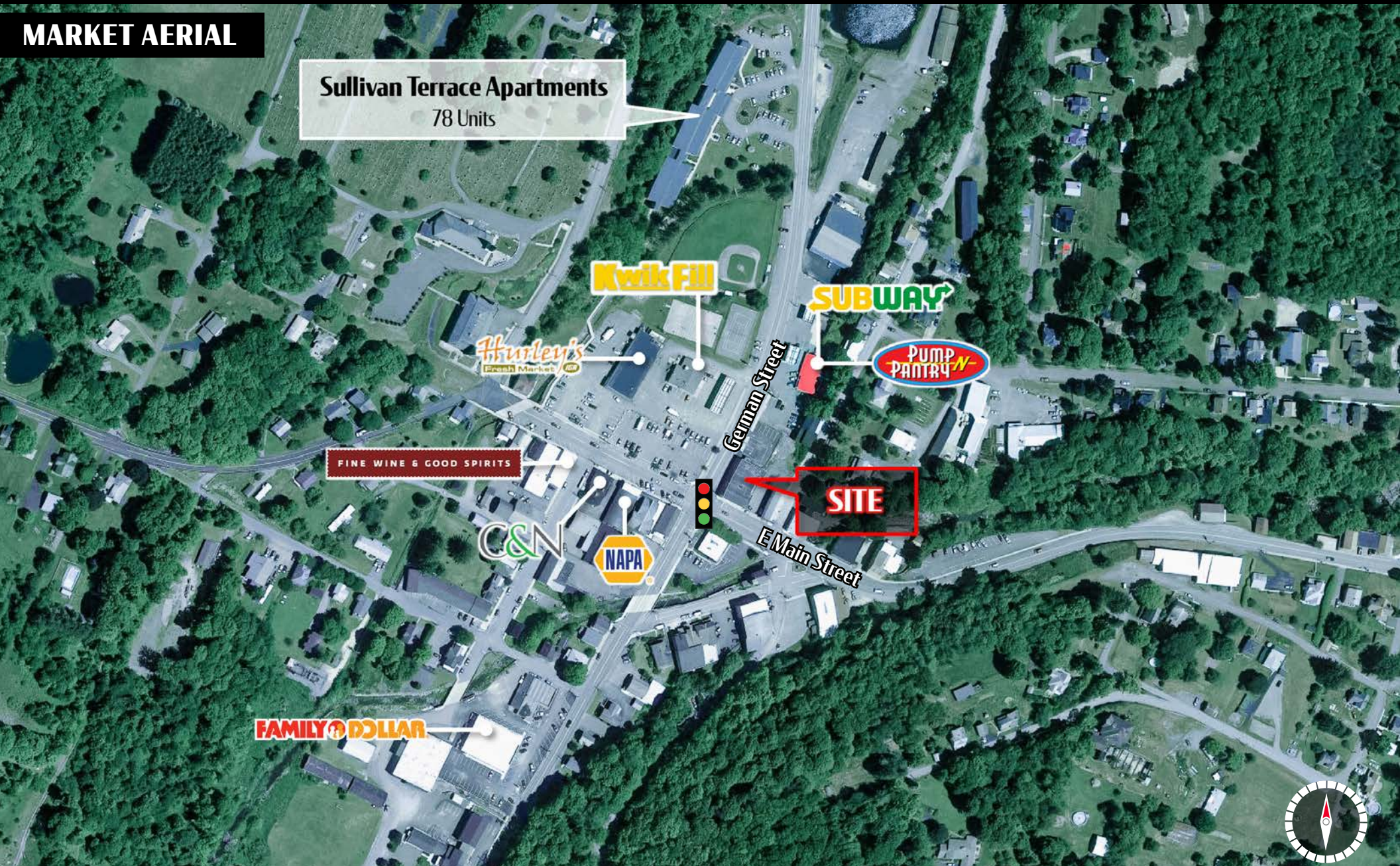


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MARKET AERIAL



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