

PRICE REDUCTION \$199,000

15 WEST PINE ST

N JEFFERSON & W PINE ST | MOUNT UNION, PA | 17066



**±1.4 ACRES
FOR SALE**

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PROPERTY OVERVIEW

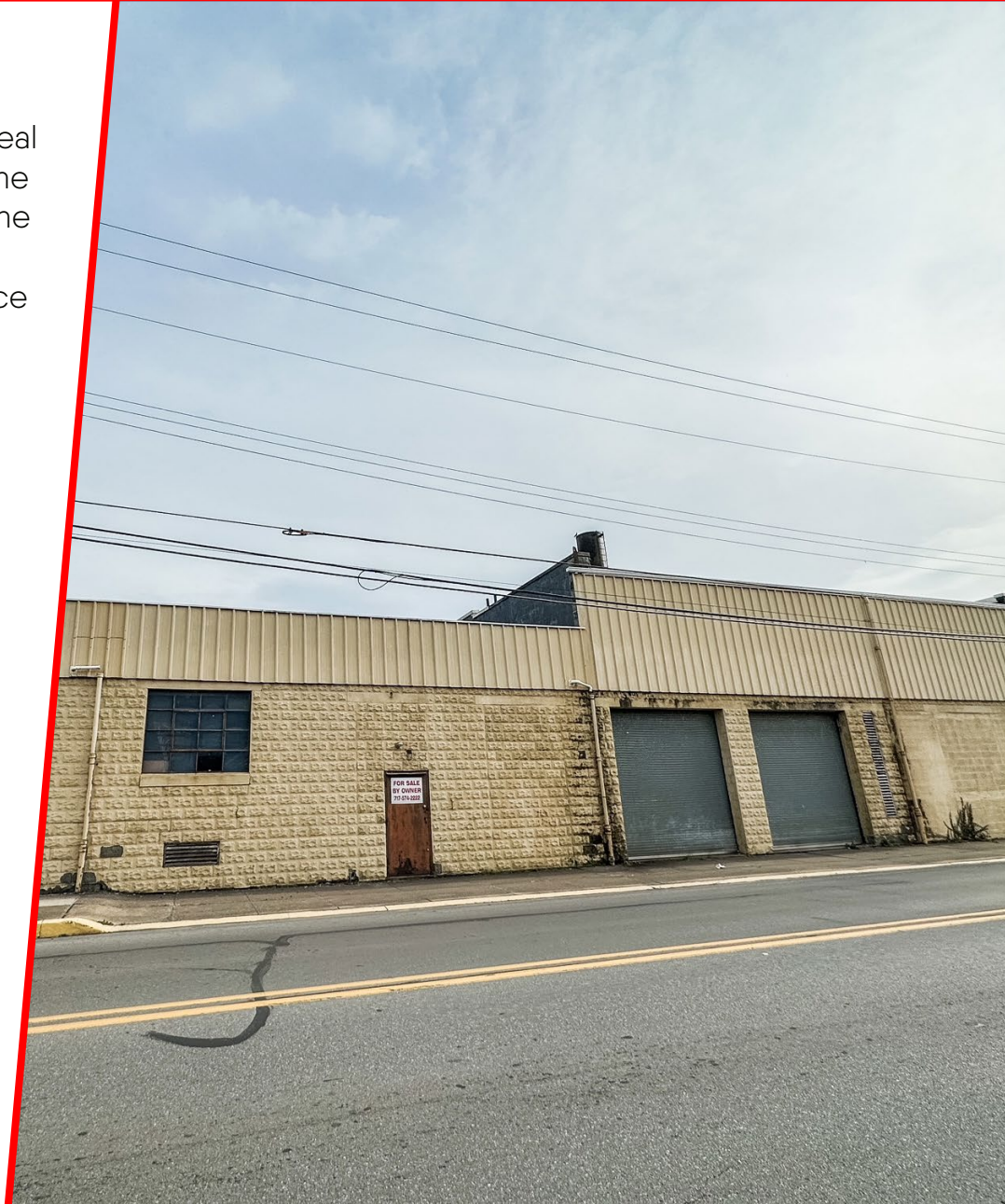
The property at N Jefferson & W Pine St., Mount Union is an ideal redevelopment opportunity, which includes an entire block. The 1.4-acre lot lies just off Routes 22 and 522 with visibility from the Rt 22 exit. It's proximal to the busy state routes and Mt. Union High School. It's a great location for a gas station, quick service restaurant, bank, or multi-family. There is an adjacent parking lot for a potential sale as well. The property has an old sewing factory on the site, which is being sold as is. Don't miss the chance to take advantage of this site!

LOCATION

The lot at 15 W Pine St is 1.4 acres in Mt. Union, PA. This property is adjacent to Mt Union High School and is right off Routes 22 & 522. It lies at the entrance of Mt Union and is half a mile from the Juniata River.

TRADE AREA

Mount Union is in Huntingdon County, which is located in Central PA between State College and Chambersburg. Mount Union is on State Routes 22 and 522, which are major thoroughways to Raystown Lake (22 miles) and Penn State University (42 miles). Huntingdon County has 44,500 people with a household income of 55,055. Juniata College is a local private university in the region.



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PROPERTY HIGHLIGHTS

- 1.4 acres of land with visibility from the Rt 22 exit
- 1 entire block at the entrance of Mount Union
- Zoned General Industrial
- Short distance to Routes 22 and 522
- Perfect for a gas station, quick service restaurant, bank, or multi-family
- Proximal to the Mount Union High School



POPULATION

5 MILE- 7,554
7 MILE- 9,892
10 MILE- 17,045



EMPLOYEES

5 MILE- 1,725
7 MILE- 1,952
10 MILE- 5,272



AVERAGE HHI

5 MILE- \$67,741
7 MILE- \$68,473
10 MILE- \$73,707



HOUSEHOLDS

5 MILE- 3,209
7 MILE- 4,151
10 MILE- 7,188



RT 522: ±8,000 VPD
RT 22: ±12,000 VPD

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INTERIOR PHOTOS



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MARKET OVERVIEW



Bennett Williams

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