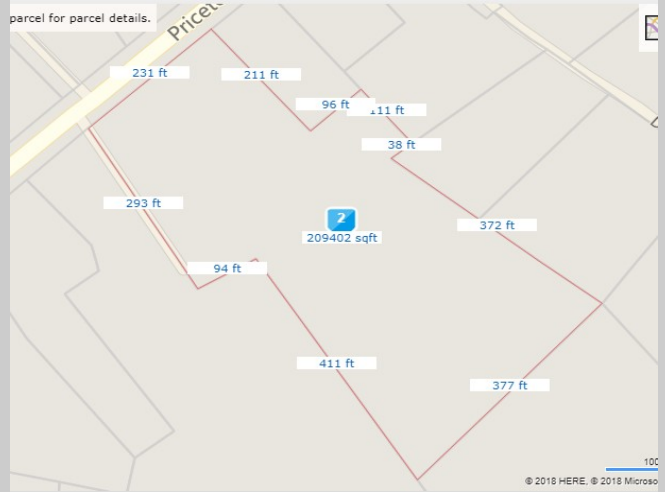




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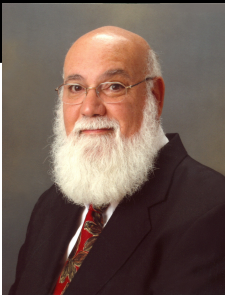


Property Overview

3211 Pricetown Rd, Fleetwood PA 19522

231 ft frontage on Pricetown rd (Rte 12). This is a mixed zoned property. First 400 ft is zoned C-1 (approximately 2.3 acres). Remaining acres (approximately 2.5 acres) zoned R-3 with 2256 ranch house on property. Owner has pre-approved plans for 10,000 sf flex building spending \$30,000 in architectural fees. . \$120,000 site improvements include include storm water management and road widening. Easements and right-of-way through both properties for driveway and storm water. 1 EDU (\$6000) and \$1000 for future EDU is included in the purchase. Ranch house is currently leased for \$900.mo plus utilities & water. C-1 Zoning As of Right Uses include retail business , service establishments, business and professional offices, banks, funeral home, private recreational establishment, restaurant with or without drive thru,gasoline service station, educational & institutional uses, Car lot and trailer sales agency, Hotel & Motel, Car wash & Kennel. Uses by special exception include laboratory, wholesale warehouses and distribution, indoor storage, Outdoor storage, Adult entertainment. R-3 zoning by special exception will permit Church use. Depending on use, township may approve variance to re-zone parcel to all C-1 or all R-3. Near Redners Market & Rte 73.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2018 Total Population	1,465	11,432	71,170
2018 Ave Household Income	\$83,916	\$89,693	\$75,415
2018 Total Households	567	4,325	26,066
Taxes \$4,920 / 2018	Zoning C-1 R-3		



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