

## FOR SALE

63.54 Acres of Vacant Land  
near Interstate-81 Exit 199



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# AVAILABLE LAND NEAR SCRANTON, PA

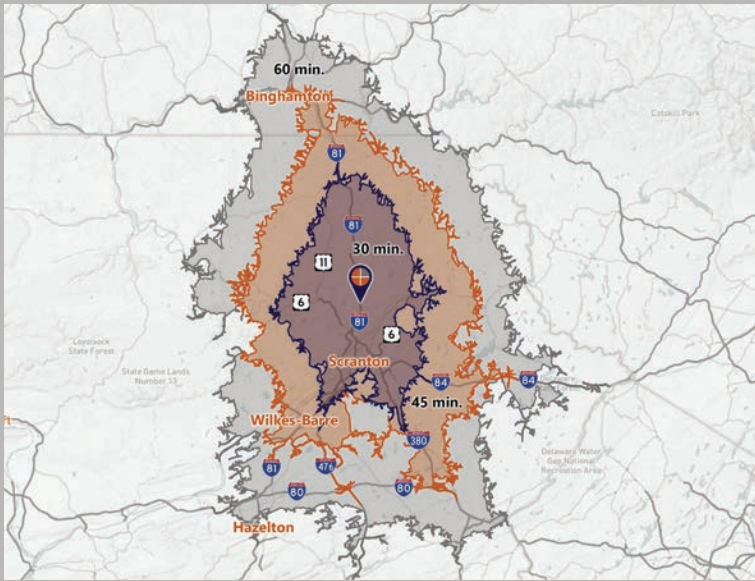
## DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Wilkes-Barre/Scranton International Airport	21.7	22.00
Lehigh Valley International Airport	81.5	76.00
Newark Liberty International Airport	125.0	117.00
Scranton, PA	11.6	14.00
Binghamton, NY	49.0	48.00
Hazleton, PA	59.6	61.00
Middletown, NY	84.8	83.00
Allentown, PA	86.5	85.00
Poughkeepsie, NY	122.0	125.00
Hershey, PA	127.0	123.00

Demographics	Olyphant, PA 18447		
	30 min.	45 min.	60 min.
Total Population	263,521	515,246	896,451
Per Capita Income	\$33,635	\$30,104	\$29,978
Total Households	36,887	103,472	192,651

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Located just 10 minutes from the Interstate-81 and US-11 split in Scranton, PA this large tract of developable land presents a unique opportunity near Exit 199 of Interstate-81. Existing zoning should be explored with Scott Township but currently reflects a mix of both residential and development districts. Status of utilities will need to be affirmed by the buyer. Currently under development at this same exit is a Love's Travel Plaza.

## PROPERTY DETAILS

- Sale Price: ..... \$750,000
- Land/Lot Size: ..... 63.54 Acres
- Zoning: ..... Residential District & Development District
- Note: Buyer shall be solely responsible to confirm all utilities.



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