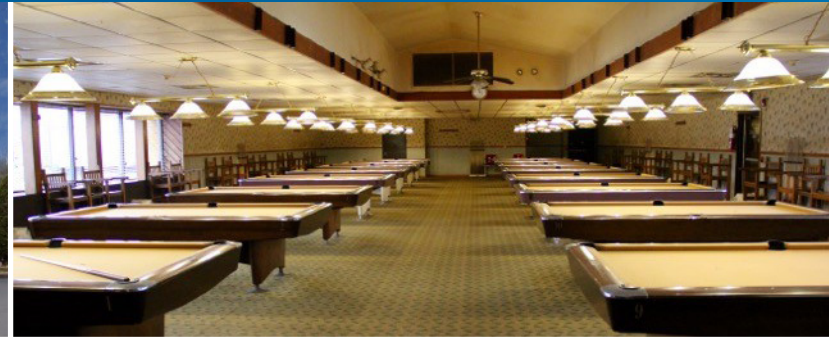


FOR SALE

Versatile Commercial Bldg in Great Neighborhood Seeks New Owner



59 SOUTH WYOMING AVENUE, EDWARDSVILLE, PA 18704



Property Features

- > For developers and owner/occupants alike
- > 5,200 SF single story, column free, high ceiling structure on 1.21 acres
- > 150' frontage on busy Wyoming Avenue (16,000 ADT)
- > Dense retail corridor includes West Side Mall and Gateway Shopping Center
- > Drive-through potential
- > 82 parking spaces (16/1,000 SF)
- > Low 10% FAR suggests expansion opportunity
- > Highly flexible C-2 general business zoning
- > Will be delivered vacant (current use is Guys n' Dolls Billiards)

> Permitted uses include:

- Automotive sales, services & supplies
- Bakery
- Bank/financial services
- Beauty/barber shop
- Car wash & auto detailing
- Continuing/Intermediate Care
- Convenience store with gas pumps
- Day care
- Drive through commercial
- Drug store
- Entertainment
- Equipment sales and repair
- Garden center
- Gas station – ltd service
- Health spa
- Medical clinic
- Nursing home/personal services
- Place of worship (by SE)
- Professional offices
- Recreational facility
- Restaurant/tavern
- Retail, general
- Self storage
- Show room

> Offered at \$650,000

| Demographics (2017) | 1 Mile | 3 Mile | 5 Mile |
|---------------------|----------|----------|----------|
| Population | 13,558 | 87,816 | 119,508 |
| Average HH Income | \$56,426 | \$52,719 | \$57,231 |
| Total Households | 6,146 | 37,490 | 51,143 |



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