

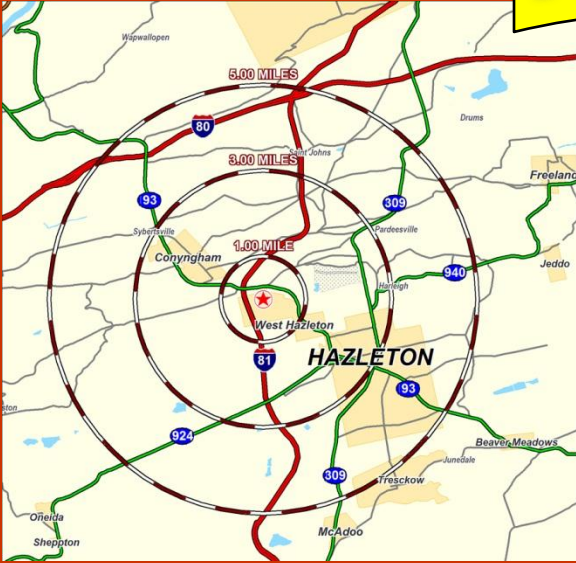
Commercial Real Estate  
*20th Anniversary Celebration*

**ROUTE 93 & KIWANIS BLVD.**  
± 2.55 Acre Commercial Corner

Hazleton, PA 18202  
(Sugarloaf Twp)

Route 93 & Kiwanis Avenue

**Price Reduced to \$1,200,000**



**2010 DEMOGRAPHICS:**

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population:	22,078	42,182	72,448
Avg. HH Income:	\$55,002	\$57,046	\$57,147
Daytime Population:	13,200	25,682	31,806

Traffic Count Route 93: 23,000 vehicles per day  
Airport Road: 16,000 vehicles per day

- Located off I-81 at Exit 145
- Zoned – (IC) Interchange Commercial
- Located at one of the busiest corners in Hazleton
- Near the Laurel Mall, Wal-Mart, and Penn State – Hazleton Campus
- Combined Traffic Count of 39,000 v.p.d
- All utilities available
- Located at the entrance to the Valmont Industrial Park that contains over 30 national, regional and local businesses



\*See reverse side for **aerial**

**Commercial Corner Property**  
For Sale or Lease ±2.55 Acres – PRICE REDUCED



**LMS**  
Commercial Real Estate  
*20th Anniversary Celebration*  
www.LMS-PMA.com

For additional information, please contact:  
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