

# 65 ACRES CHESTNUTHILL TWP., Monroe County PA



**1327 SR 209, Brodheadsville, PA 18322**

**List Price \$2,750,000**

- 2,000' + of frontage along SR209
- Zoned Light Industrial/Commercial
- Located in Main Retail Corridor of SR 209
- Flood Zone AE
- Parcel #'s 02/9/1/75-3 & 02/9/1/55
- Public Utilities are limited to electric
- Site requires on site septic and private well
- Traffic counts in excess of 19,000 VPD
- Close proximity to Interstate 476 & Interstate 80
- 90 miles from both New York & Philadelphia



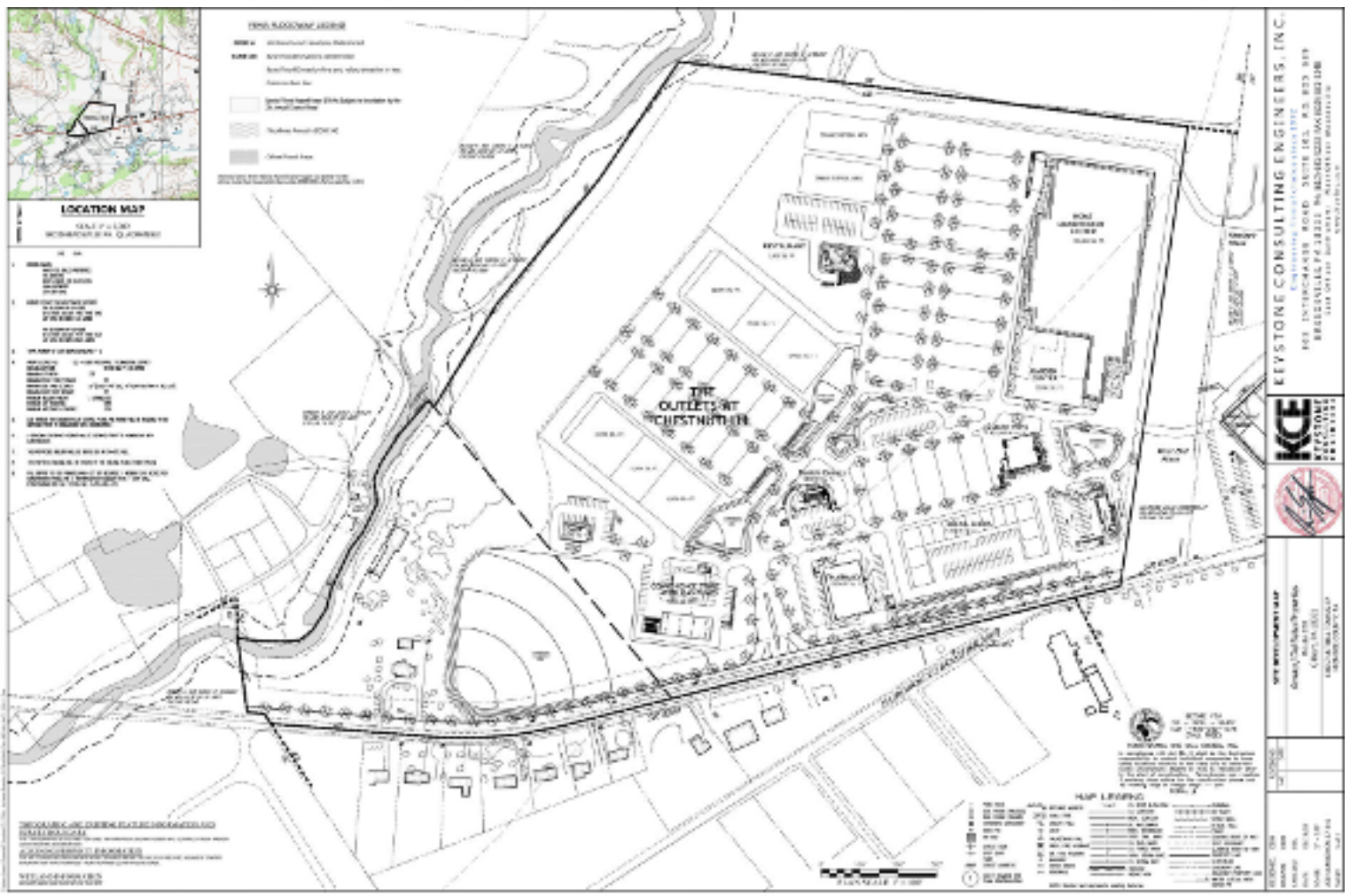
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**Concept Plan**

