

HUTCHINSON

REAL ESTATE SERVICES, LLC

Contact our office for more information
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204 S. Wausau Road

MIDDLEBURG, PA 17842

SNYDER COUNTY

6,750 average daily traffic | 1.05 acres | 12,800 sq. ft. building | Available for Sale

Family Dollar – 8,812 sq. ft. - \$70,000

2nd Space – 4,000 sq. ft. - \$18,000

Lease Information

- NN ½ Family Dollar lease
- Total Rent: \$79,000
- Lease ends 7/1/2020
- 3 five year extension options
- Additional 4,000 sq. ft. available – valued at \$1,500/month
- Cap Rate: 10%
- \$790,000



2016 Demographics:

	1 Mile	3 Mile	5 Mile
Population:	1,871	3,727	8,240
Avg. HH Income:	\$49,821	\$53,628	\$58,334
Households:	819	1,568	3,243

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