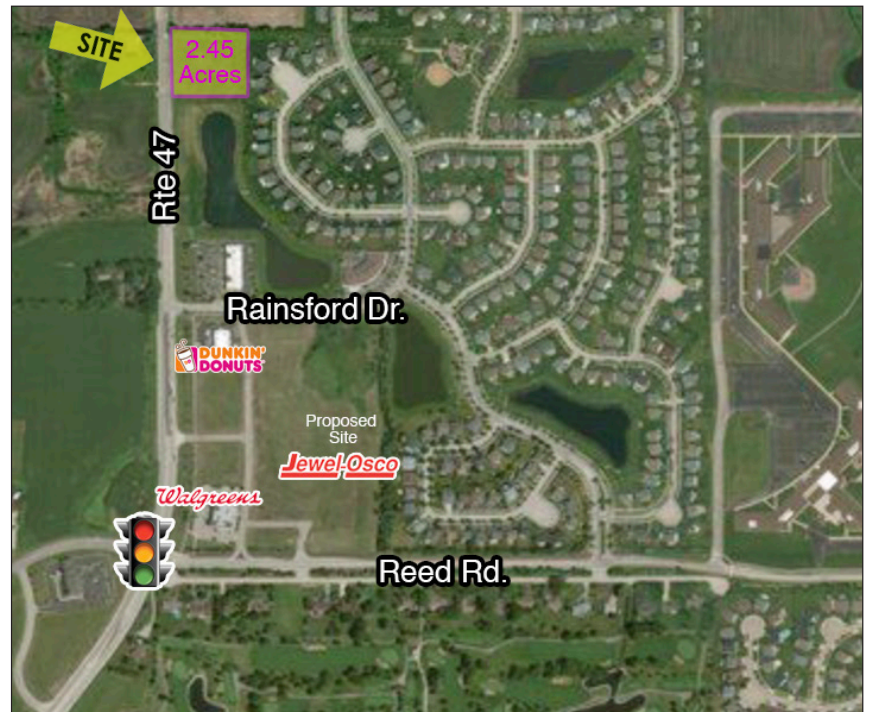


Land - Retail Development

FOR SALE PROPERTY SPECIFICATIONS

Description:	Land for Development
Land Size:	2.45 Acres
Dimensions:	330' x 320'
Frontage:	330' on Rte 47
Possession:	Immediate
Topography:	Flat
Utilities:	To Site
Zoning:	B-3
Real Estate Taxes:	\$5,856.22 (2017)
Sale Price:	Negotiable



PROPERTY OVERVIEW Development Opportunity

- Prime retail location along busy Route 47 corridor with good frontage
- All utilities to site
- Shared access point with property to the North - adjacent owner will cooperate in shared expenses for road improvements
- Full curb cut on north end of property
- Jewel/Osco has purchased a lot for new store development just south of site, at Reed Rd.
- PIN# 18-21-401-026

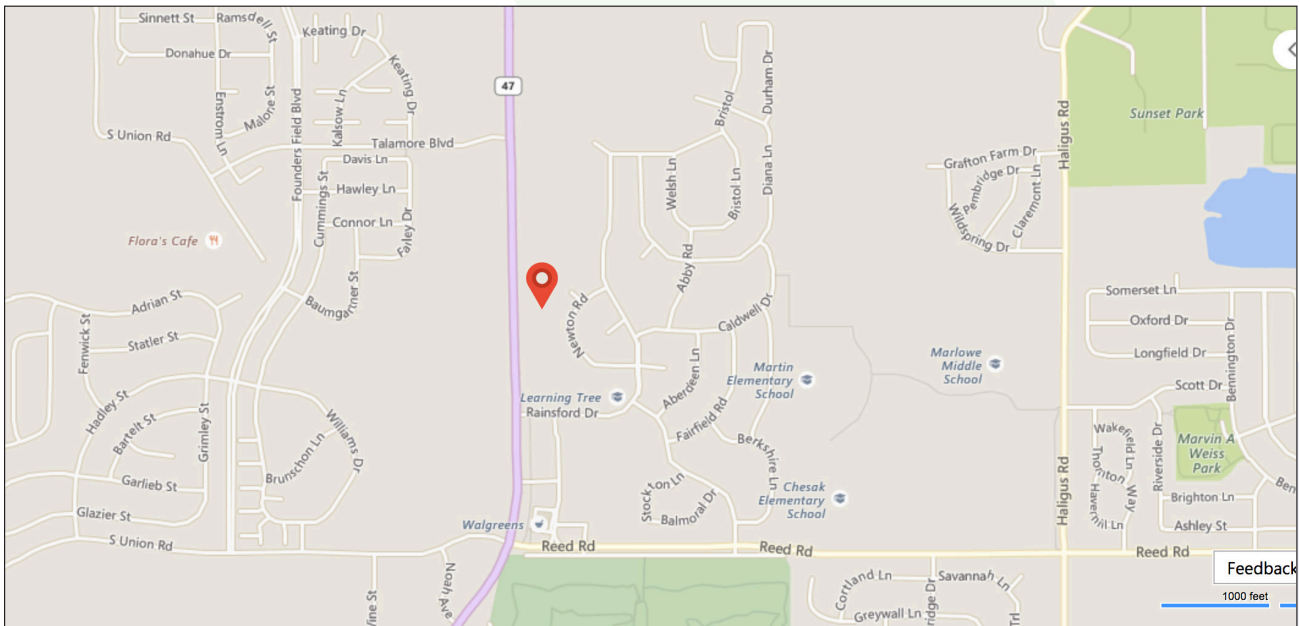
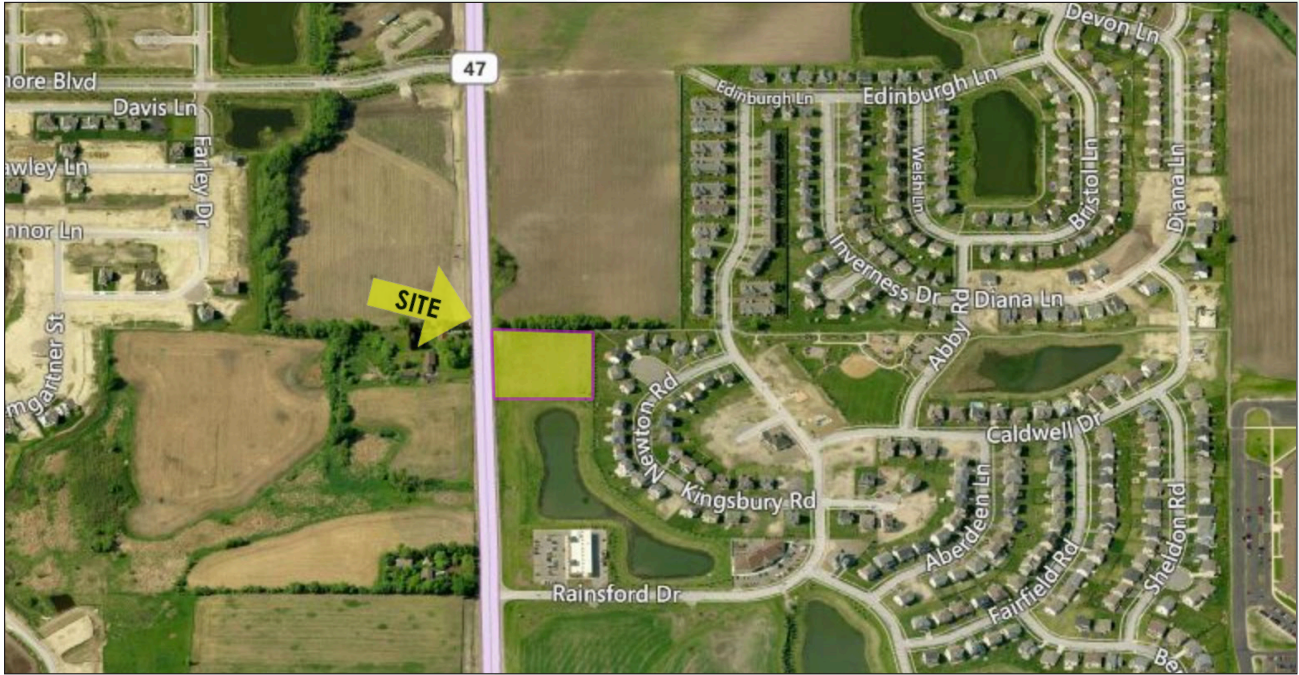
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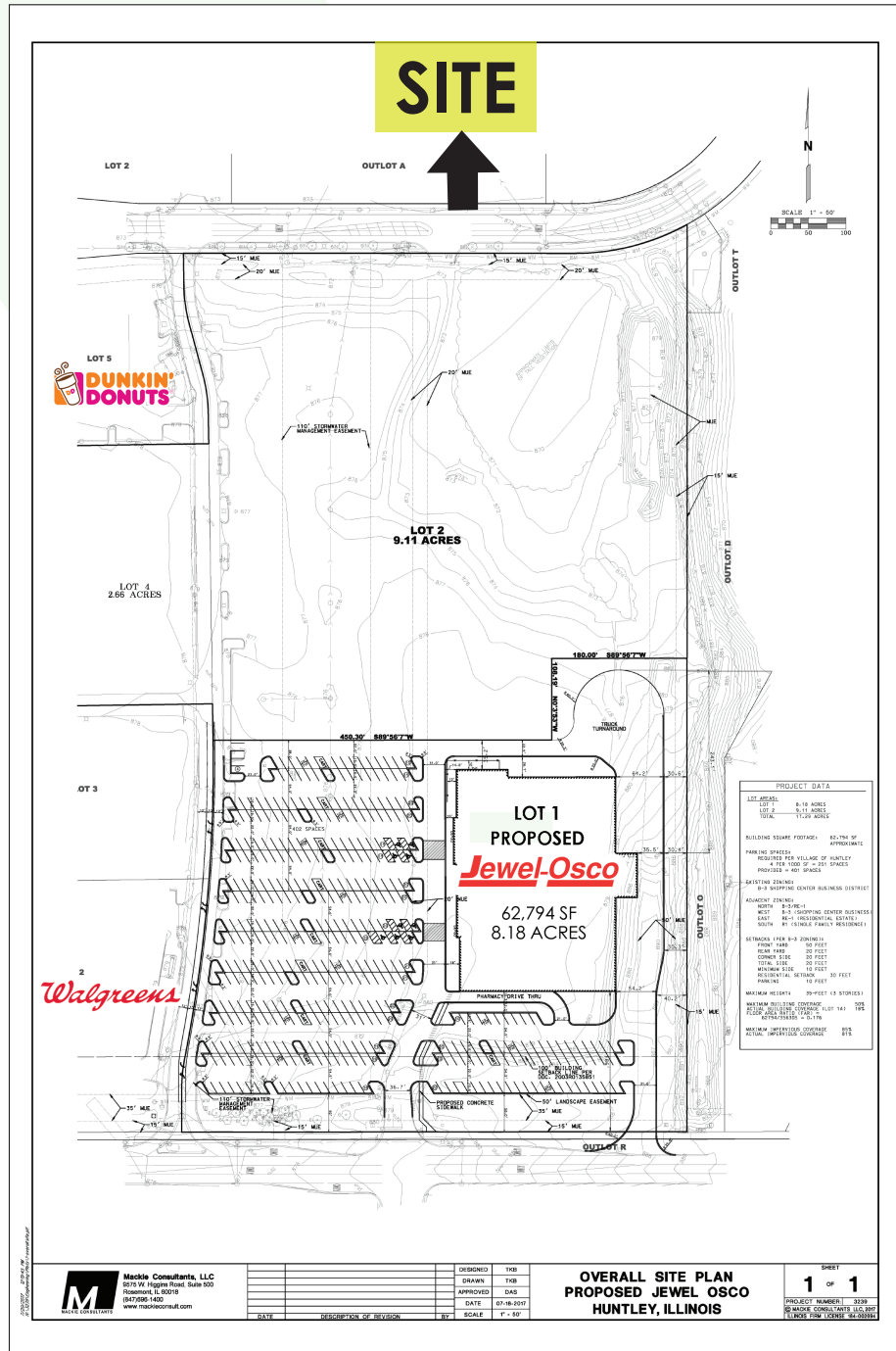
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