MIFFLIN DRIVE & COLD SPRINGS ROAD

WRIGHTSVILLE, PA 17368



MSC

1-1.5 ACRE DRIVE-THRU PAD IN FUTURE TRACTOR SUPPLY DEVELOPMENT

MIFFLIN DR & COOL SPRINGS RD

DEMOGRAPHICS

EST. POPULATION	EST. MED HH INCOME
3 mi 20,703	3 mi $72,293
5 mi 42,902	5 mi $82,718
7 mi 90,515	7 mi $89,295

EST. MED AGE

3 mi 39.8

5 mi 40.8

7 mi 41.2

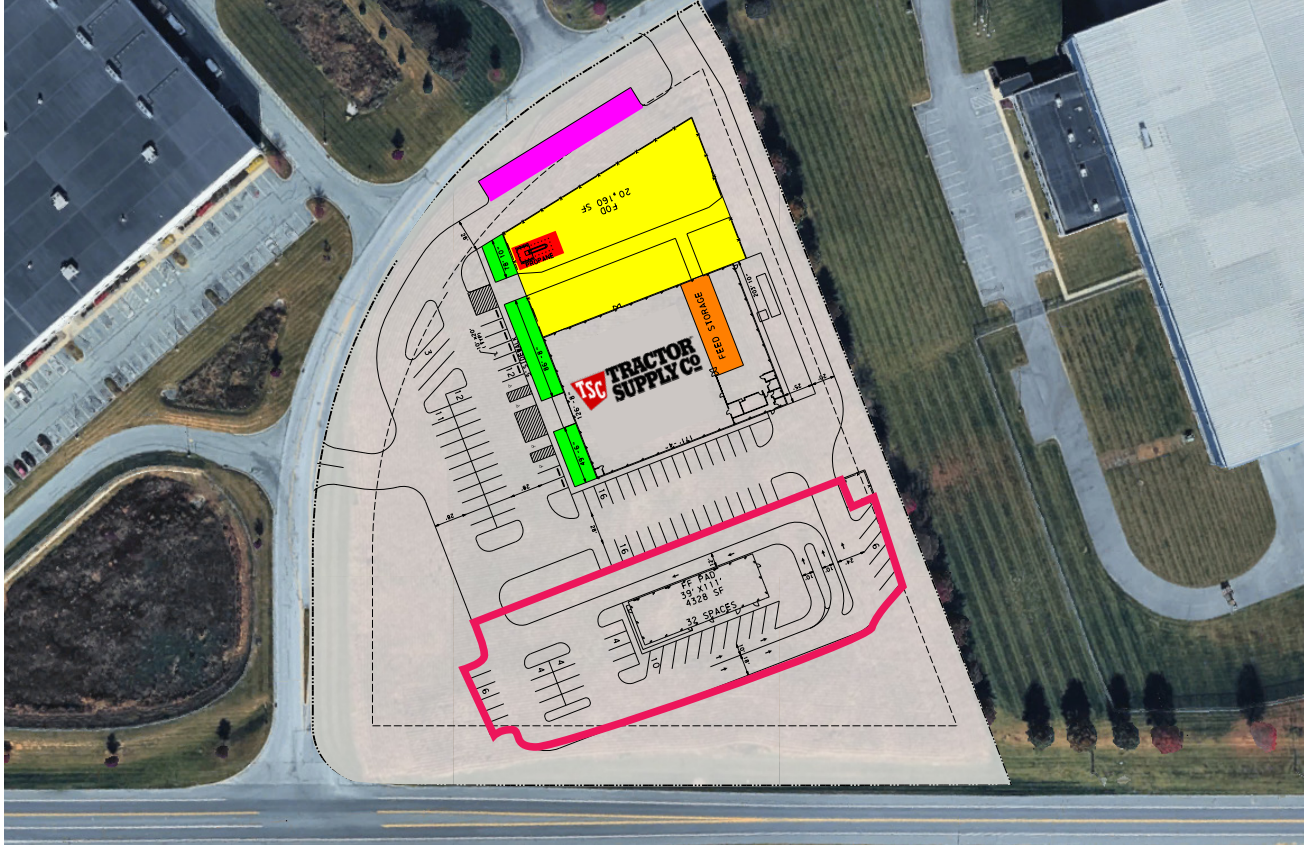
JOIN THESE AREA TENANTS/BUSINESSES

Rutter's

ROYAL FARMS

M&T Bank

DOLLAR GENERAL



PROPERTY DETAILS

- *Join future Tractor Supply Co. with an approximately 1-1.5-acre pad site offering drive-thru potential.*
- *Convenient access to US Route 30 entrance and exit ramps, with approximately 53,044 vehicles per day along the highway.*
- *42,902 residents within five miles, with an estimated median household income of $82,718.*
- *Broader trade area includes 90,515 residents within seven miles, with an estimated median household income of $89,295.*

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy.
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AERIAL



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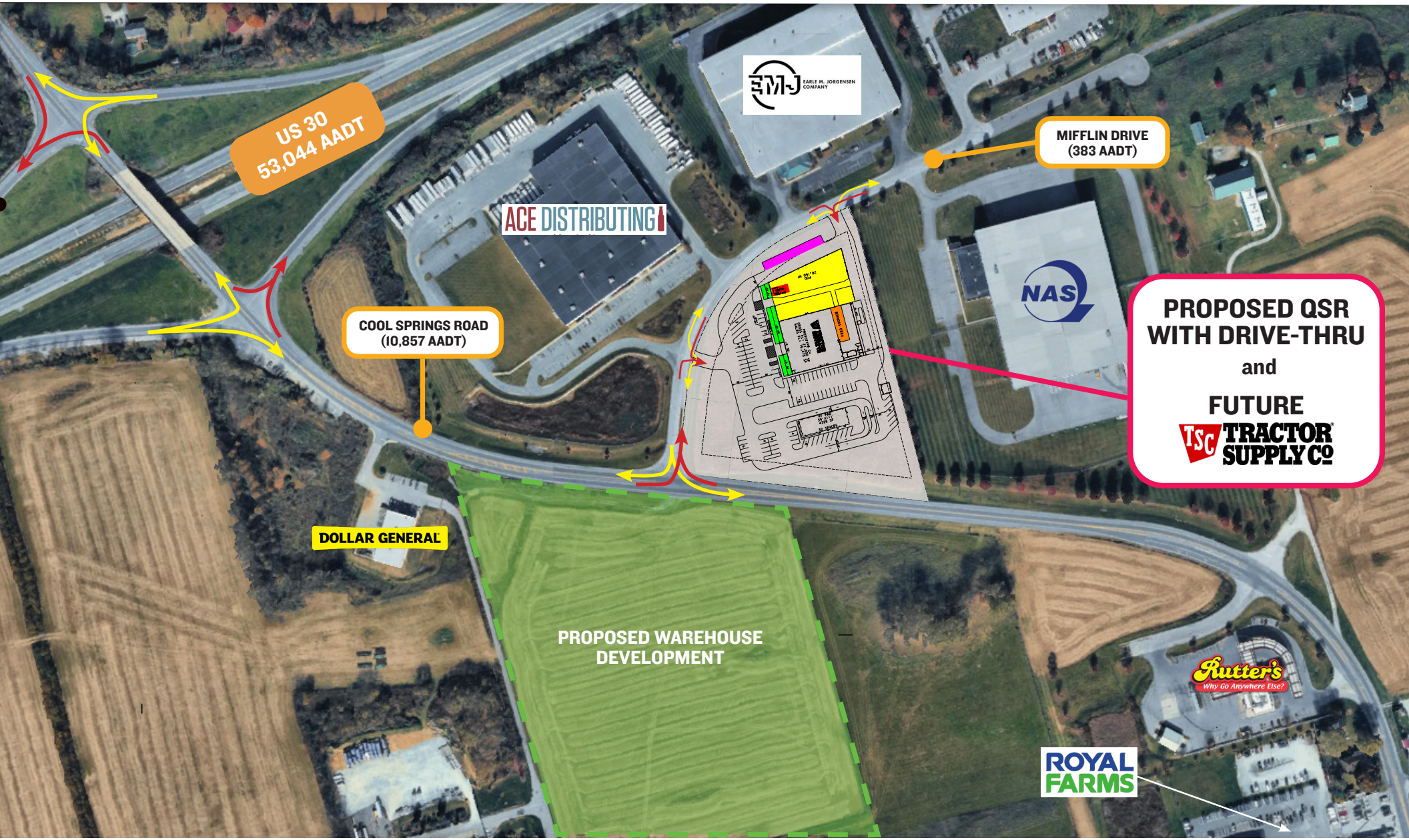
SITE PLAN



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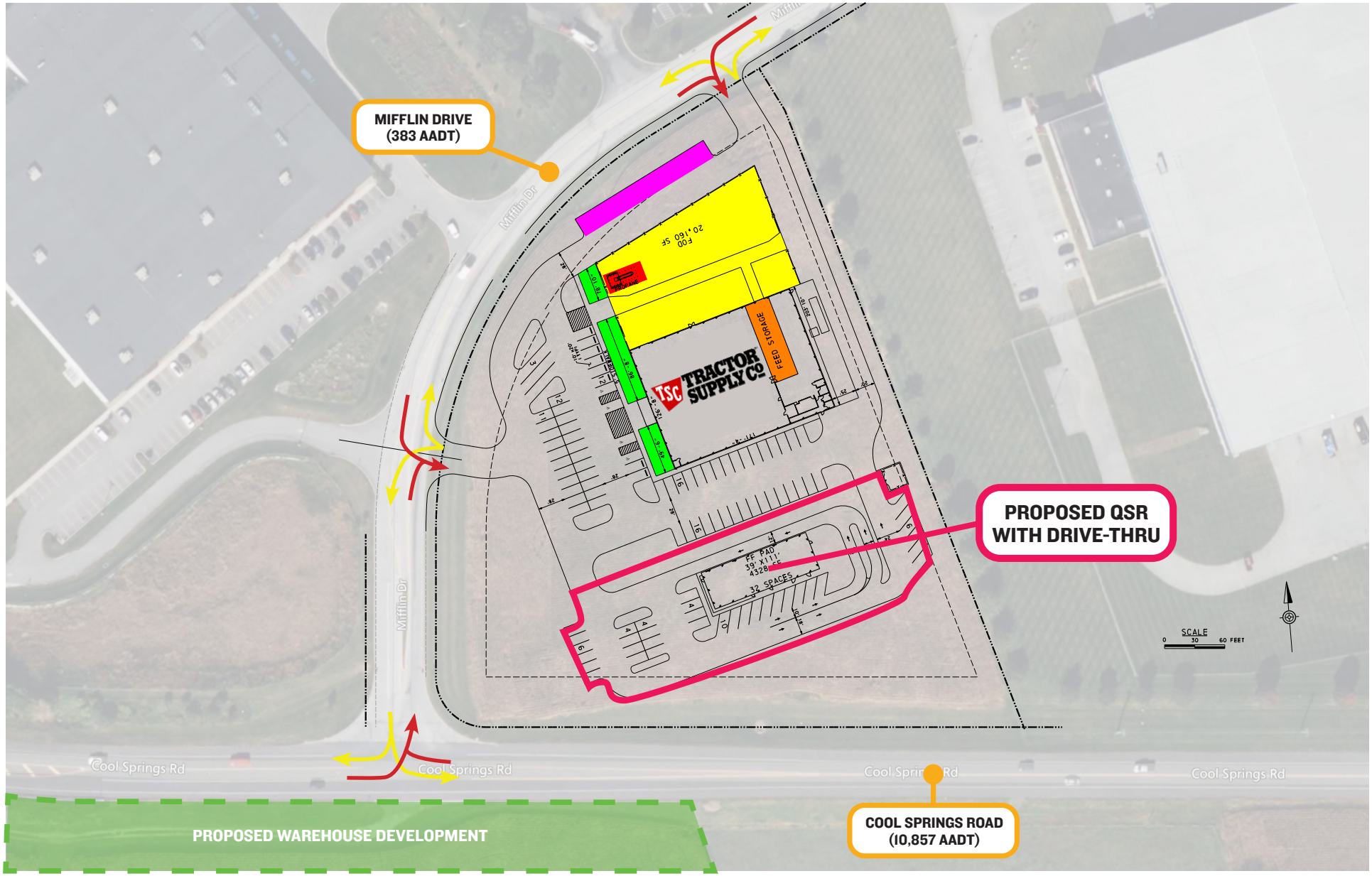

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