

# FOR SALE

## ± 1.56 ACRE COMMERCIAL LOT



**State Route 61  
Coal Township, PA 17866**

**Dan Berger, Jr., CCIM, SIOR**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 (O) • (717) 735-6001 (F)

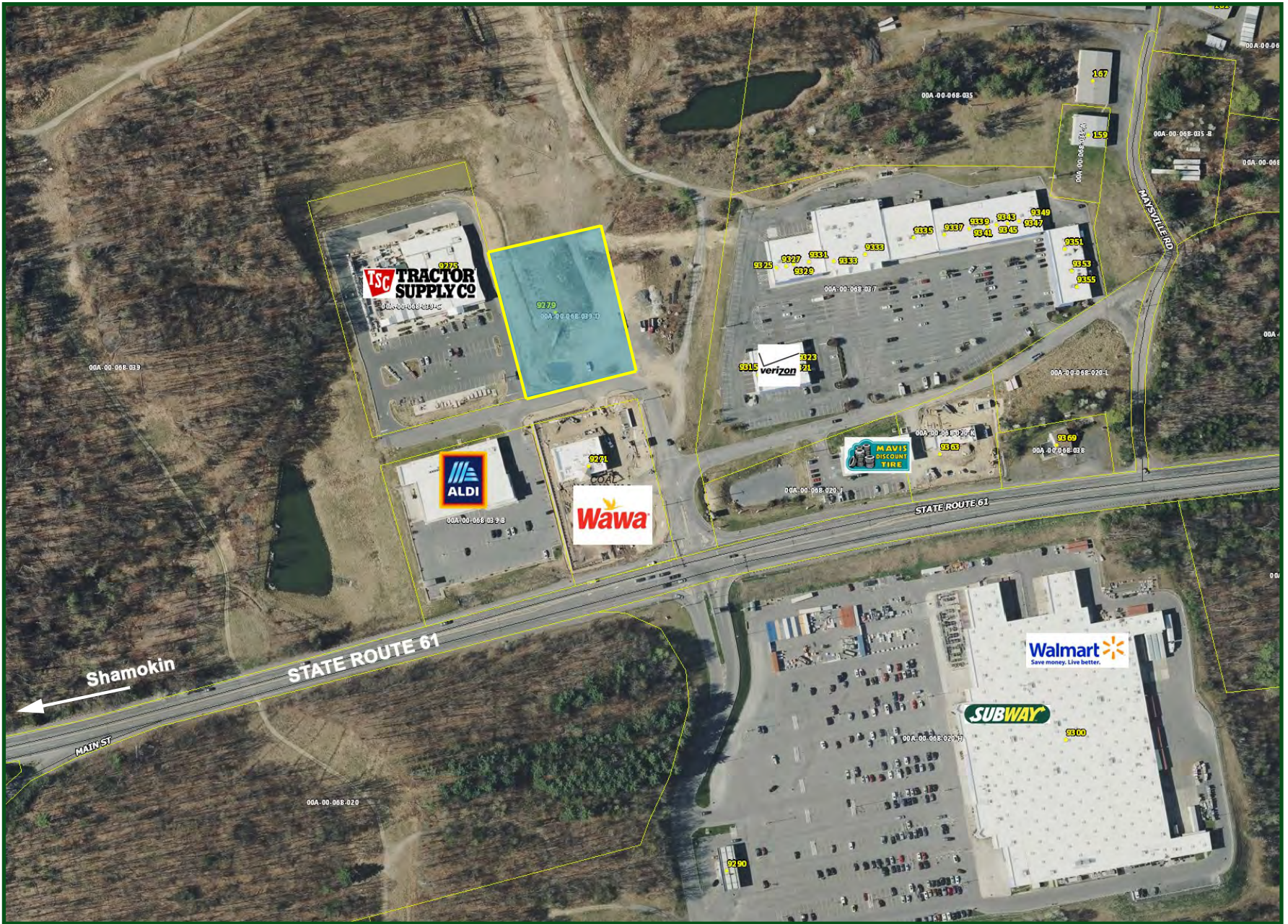
[danjr@uscommercialrealty.net](mailto:danjr@uscommercialrealty.net)

[www.uscommercialrealty.net](http://www.uscommercialrealty.net)

# SALIENT INFORMATION

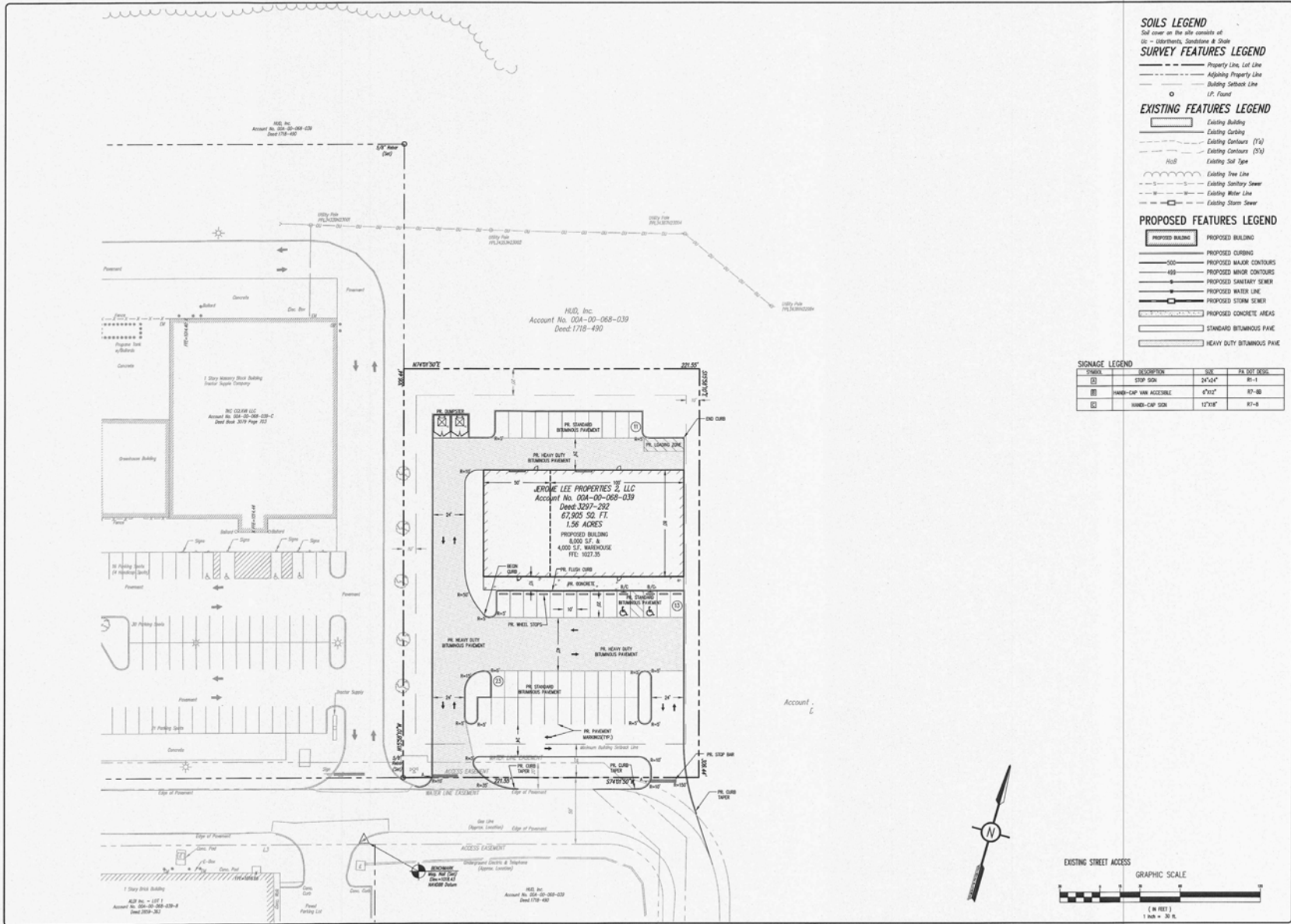
<b>PROPERTY:</b>	State Route 61, Coal Township, PA 17866 Northumberland County, Coal Township	
<b>SALE PRICE:</b>	\$995,000	
<b>SITE SIZE:</b>	± 1.56 Acres	
<b>WATER &amp; SEWER:</b>	Public	
<b>TAX PARCEL:</b>	00A-00-068-039-D	
<b>ZONING:</b>	C-2 Regional Commercial	
<b>TRAFFIC COUNT:</b>	State Route 61	9,615 vehicles per day (June, 2023)
<b>COMMENTS:</b>	<p>Fee simple commercial lot with a fully approved land development plan for a 12,000 square foot retail/warehouse building.</p> <p>Lot is located 3 miles east of Shamokin center, along State Route 61. New retail construction and a shopping center surround this lot, join Aldi, Tractor Supply and Wawa at this location.</p>	

# AERIAL TAX MAP



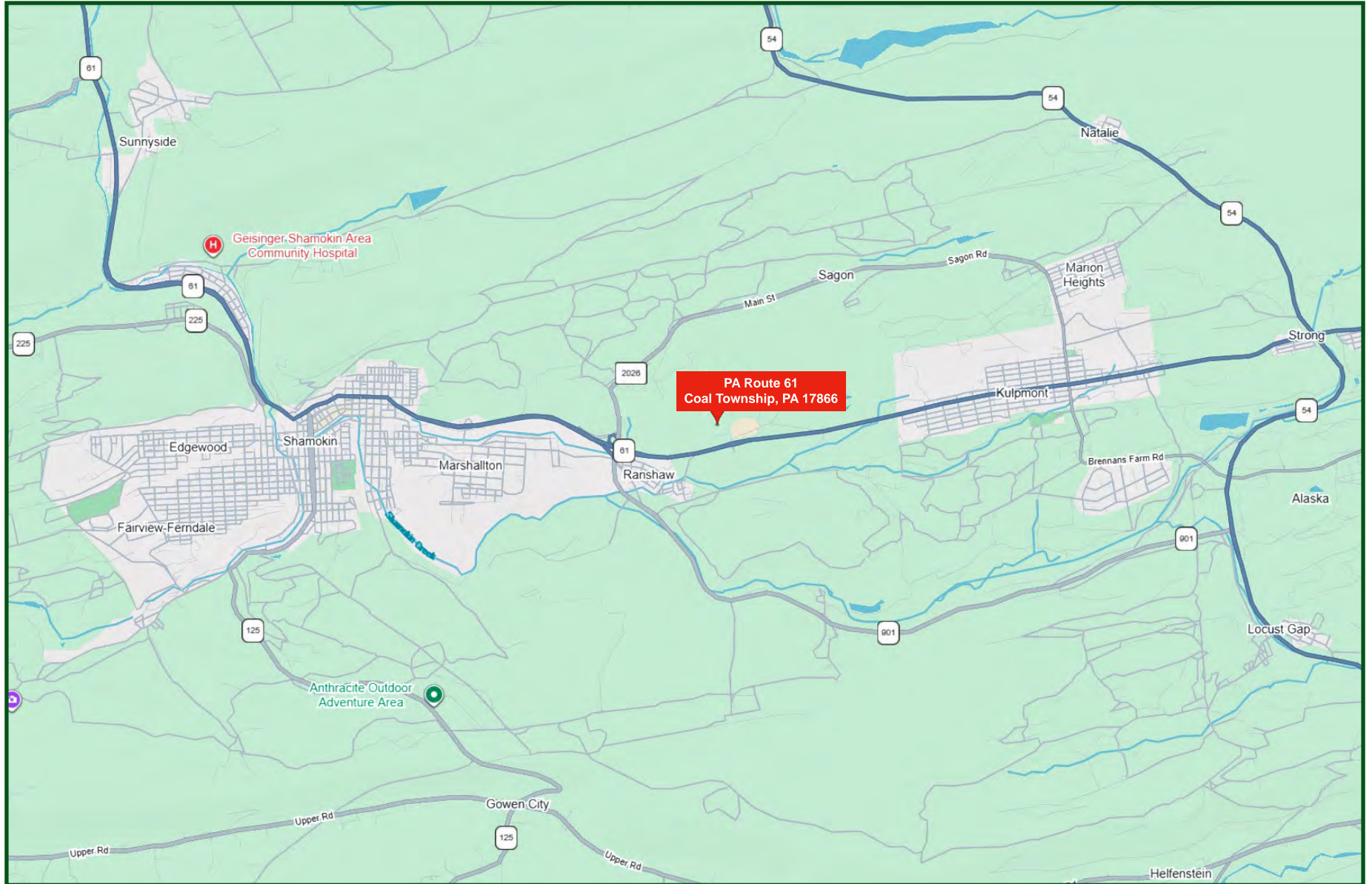


# PLANS

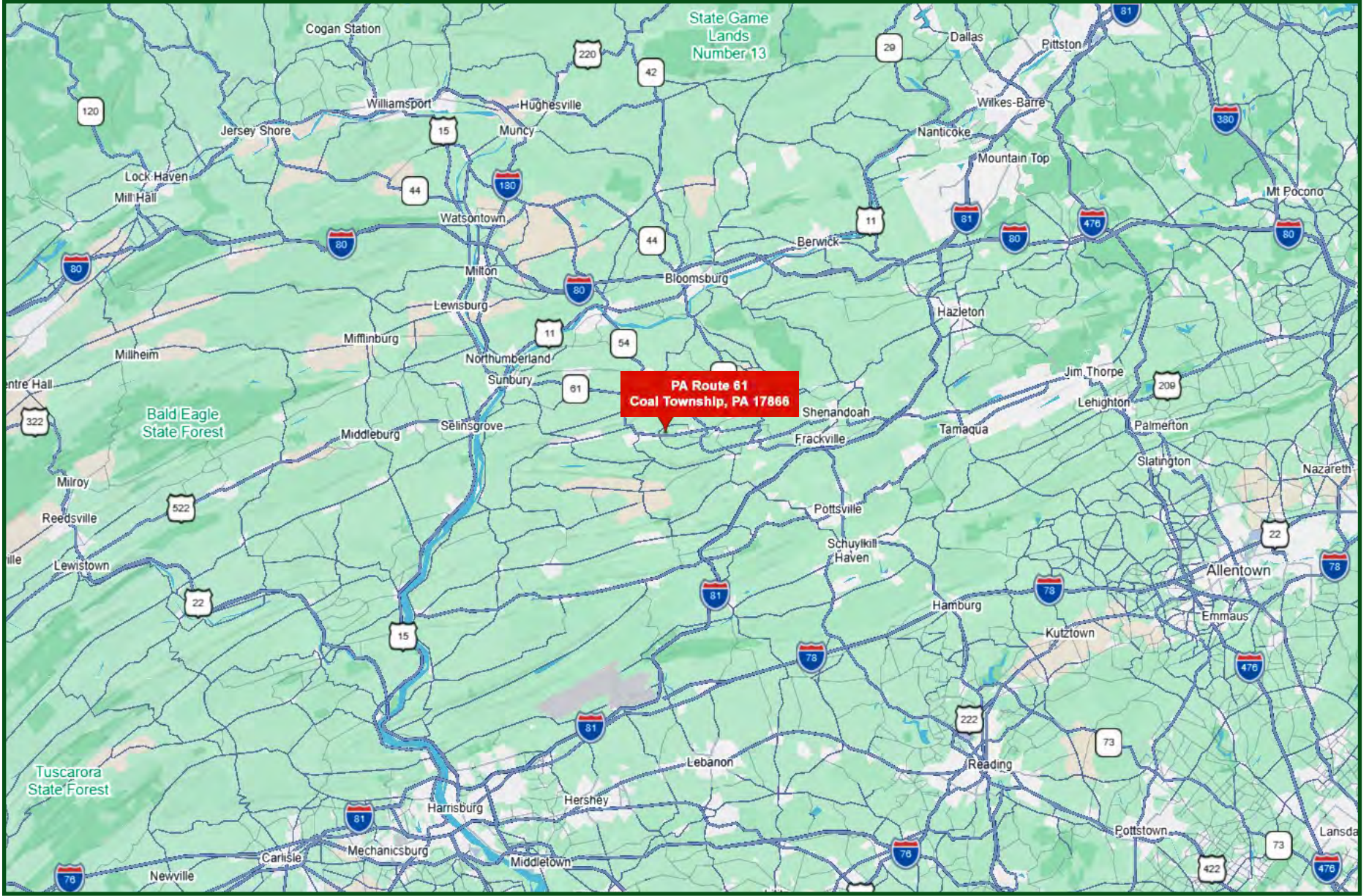


P:\admin\2022\22012 MAJIK\subdivision final\land dev\22012\3 LAYOUT.dwg, 3/14/2024 10:20:28 AM, AutoCAD PDF (General Documentation).act

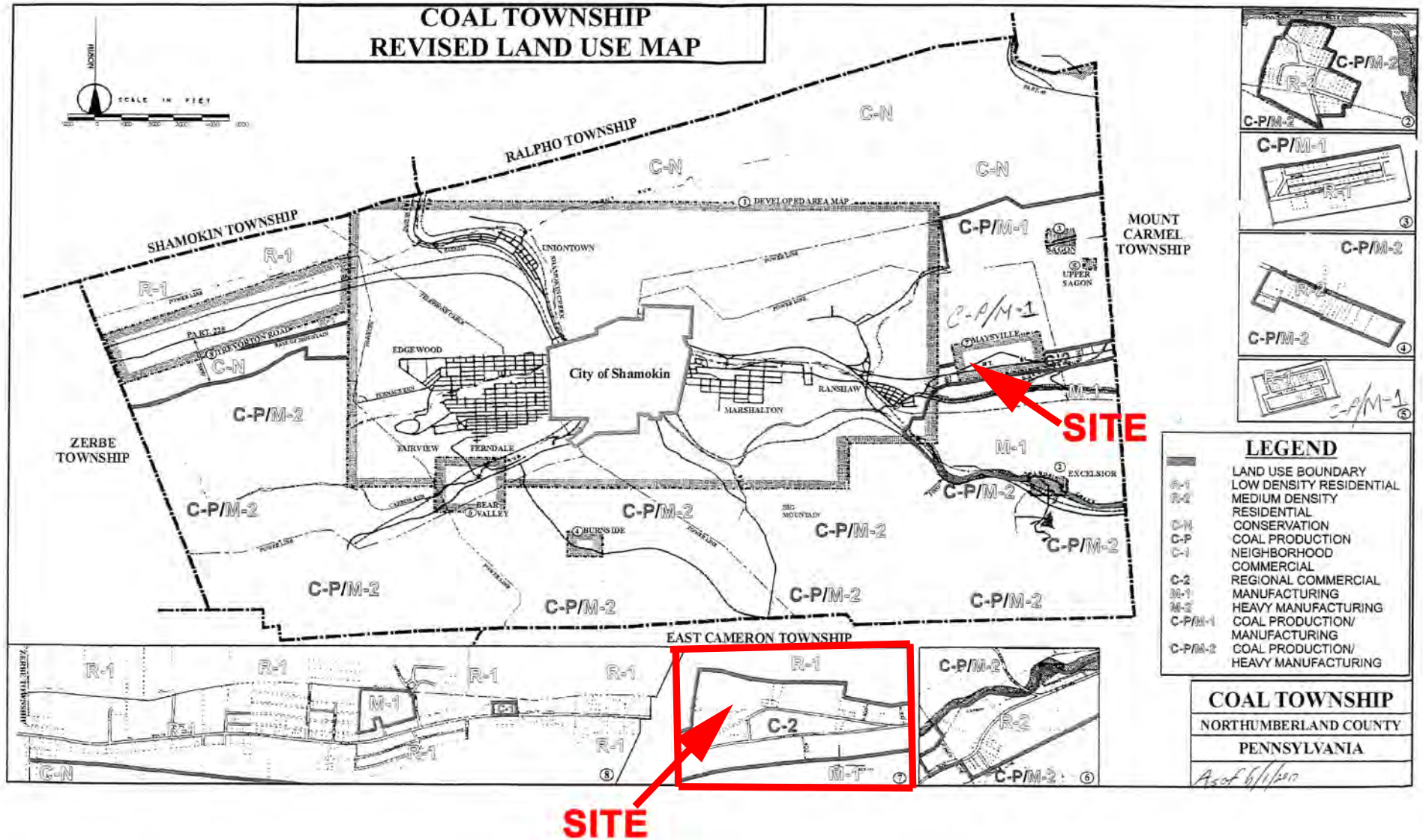
# LOCAL MAP



# REGIONAL MAP



# ZONING MAP (Upper Leacock Township)



# ZONING MAP (Coal Township)

<b>Type of Uses</b> See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	<b>R-1</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>C-N</b>	<b>C-P</b>	<b>M-1</b>	<b>M-2</b>	<b>C-P M-1</b>	<b>C-P M-2</b>
<b>COMMERCIAL USES</b>										
Adult Bookstore, Adult Movie Theater, Adult Live Entertainment Use or Massage Parlor (S. 402)	N	N	N	N	N	N	N	SE	N	SE
Animal Stables, Non-household (S. 402)	N	N	N	P*	P*	P*	P*	P*	P*	P*
Airport (see article X)	N	N	N	N	C	C	C	C	C	C
Auto Repair Garage (S. 402)	N	N	P	P	N	P	P	P	P	P
Auto Service Station (S. 402) which may include a convenience store.	N	N	P	P	N	P	P	P	P	P
Auto, Boat or Mobile/Manufactured Home Sales (S. 402)	N	N	SE	P	N	P	P	P	P	P
Bakery, other than mass production	SE	SE	P	P	N	P	P	P	P	P
Bed and Breakfast Use (S. 402)	SE	P	P	P	P	P	P	P	P	P
Beverage Distributor	N	SE	P	P	N	P	P	P	P	P
Business Services	N	N	P	P	N	P	P	P	P	P
Car Wash (S. 402)	N	SE	P	P	N	P	P	P	P	P
Commercial Outdoor Recreation including but not limited to uses such as privately-owned picnic grove, campground, motor vehicle race track, or fairground, but <u>not</u> including the following uses: golf course, miniature golf, golf driving center or amusement center. (S.402)	N	N	N	N	SE**	SE**	P**	P**	P**	P**
Commercial Indoor Recreation (includes bowling alley, amusement arcade, roller or ice skating, batting practice and similar uses).	N	N	SE	P	N	P	P	P	P	P

\* A ten acre minimum lot area and a five percent maximum total impervious coverage.

\*\* A 50 acre minimum lot area, except for privately-owned picnic grove and campground, which requires a minimum of only 10 contiguous acres.

# ZONING MAP (Coal Township)

Type of Uses See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	R-1	R-2	C-1	C-2	C-N	C-P	M-1	M-2	C-P M-1	C-P M-2
	Communications Antennae/Tower, Commercial (not including "antennas standard" or antennas for emergency service providers). If located on existing structures, including building rooftops, water tanks, or existing towers. (S. 402)	N	N	N	P	P	P	P	P	P
New Communications Antennae/Tower, Commercial (S. 402)	N	N	N	SE	SE	P	P	P	P	P
Conference Center	N	N	N	P	N	P	P	P	P	P
Construction Company/Trades Contractor's Headquarter/Storage (other than as a home occupation).	N	N	N	P	N	P	P	P	P	P
Local Contractor (S. 402)	SE	SE	P	P	N	P	P	P	P	P
Convenience Store, not include sale of gasoline.	SE	SE	P	P	SE	P	P	P	P	P
Custom Crafts or Artisan's Studio (other than a home occupation).	SE	SE	P	P	N	P	P	P	P	P
Exercise Club (S. 402)	SE	SE	P	P	N	P	P	P	P	P
Financial Institutions	N	N	P	P	N	P	P	P	P	P
Funeral Home (S. 402)	SE	SE	P	P	N	P	P	P	P	P
Flea Market or Swap Meet (S. 402)	N	N	N	P	N	P	P	P	P	P
Garden Center (S. 402)	N	SE	P	P	P	P	P	P	P	P
Golf Course (S. 402).	SE	SE	SE	SE	SE	SE	P	P	P	P
Golf Driving Center or Miniature Golf (S. 402).	SE	SE	SE	SE	SE	SE	P	P	P	P
Heliport (S. 402.)	N	N	N	N	C	C	C	C	C	C
Kennel (S. 402).	N	N	N	P	P	P	P	P	P	P
Laundromat for Primarily Self-Service Use.	N	SE	P	P	N	P	P	P	P	P
Laundry, Commercial or Industrial.	N	N	N	P	N	P	P	P	P	P
Medical/Dental Office with a maximum of two physicians or dentists working on the lot at one time.	SE	SE	P	P	N	P	P	P	P	P
Motel, Hotel, or Inn (S. 402).	N	SE	SE	P	P	P	P	P	P	P

# ZONING MAP (Coal Township)

<b>Type of Uses</b> See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	R-1	R-2	C-1	C-2	C-N	C-P	M-1	M-2	C-P M-1	C-P M-2
	Office (other than a home occupation and large scale) Large Scale Office (limitation defined under "large scale commercial") Personal Services (including tailoring, custom dressmaking, hair cutting, dry cleaning, shoe repair and other similar uses. Repair of Household Items (other than home occupation).(6/6/19) Restaurant (S. 402) or Catering Business. (D) = Drive-thru service prohibited.	SE N	P N	P N	P P	N N	P P	P P	P P	P P
Retail Store (not including uses listed individually in this table). Shopping Center Tanning Salon (S. 402) (6/6/19) Target Range (S. 402). Tavern (S. 402) Theater as a principal use. Trade School Veterinarian Office.	N N N N N N SE SE	SE N SE N SE N SE SE	P N P N P N SE P	P P P C* P P P P	N N N P* N N SE SE	P P P P* P P P P	P P P P* P P P P	P P P P* P P P P	P P P P* P P P P	P P P P* P P P P

\* A ten acre minimum lot area and a five percent maximum total in previous coverage.

# ZONING MAP (Coal Township)

<b>Type of Uses</b> See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	<b>R-1</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>C-N</b>	<b>C-P</b>	<b>M-1</b>	<b>M-2</b>	<b>C-P M-1</b>	<b>C-P M-2</b>
<b>INSTITUTIONAL USES</b>										
Cemetery without Crematorium (S. 402)	SE	SE	SE	SE	SE	N	P	P	P	P
Crematorium (see Cemetery in S. 402).	N	N	N	SE	SE	N	P	P	P	P
Community Center or Library (S. 402)	SE	SE	SE	P	P	P	P	P	P	P
Day Care Center, Adult (S. 402) (See also as an accessory use).	SE	SE	SE	P	P	P	P	P	P	P
Day Care Center, Child as a principal use (S. 402) (See also as an accessory use.)	SE	SE	SE	P	P	P	P	P	P	P
Correctional Facility (S. 402)	N	N	N	C	C	C	C	C	C	C
Hospital (S. 402).	SE	SE	SE	P	P	P	P	P	P	P
Membership Club (S. 402) - for bona fide civic, fraternal, religious, service, retired military, hunting, climbing, nature study, fishing and similar non-profit organizations.	N	SE	SE	P	P	P	P	P	P	P
Museum	N	N	N	P	P	P	P	P	P	P
Nature Education Center.	SE	SE	SE	P	P	P	P	P	P	P
Nursing Home	SE	SE	SE	P	P	P	P	P	P	P
Personal Care Home (S. 402).	SE	SE	SE	P	P	P	P	P	P	P
Place of Worship. (S. 402)	SE	SE	P	P	P	P	P	P	P	P
Repossessed Vehicle Temporary Storage (S.402) (update 4/7/16)	N	N	N	N	N	N	P	P	P	P
School, Public or Private, Primary or Secondary (S. 402).	SE	SE	P	P	P	P	P	P	P	P
Treatment Center (S. 402).	N	N	N	C	C	C	C	C	C	C

# ZONING MAP (Coal Township)

<b>Type of Uses</b> See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	R-1	R-2	C-1	C-2	C-N	C-P	M-1	M-2	C-P M-1	C-P M-2
<b>INDUSTRIAL USES</b>										
Assembly of Materials Manufactured elsewhere or finishing of previously prepared resin, vinyl, polymer or rubber products.	N	N	N	N	N	P	P	P	P	P
Asphalt Plant.	N	N	N	N	N	N	N	P	N	P
Beverage Bottling.	N	N	N	P	P	P	P	P	P	P
Distribution as a principal use (other than Trucking Company Terminal).	N	N	N	N	N	P	P	P	P	P
Industrial/Business Parks (S. 402)	N	N	N	N	N	P	P	P	P	P
Industrial Equipment Sales, Rental, Service, other than vehicles primarily intended to be operated on public streets.	N	N	N	SE	N	P	P	P	P	P
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area.	N	N	N	N	N	SE	C	P	C	P
Junk Yard. (S. 402).	N	N	N	N	N	SE	C	P	C	P
Liquid Fuel Storage, Bulk for Off-site Use, other than company vehicles based on-site.	N	N	N	N	N	SE	SE	P	SE	P

# ZONING MAP (Coal Township)

<p><b>Type of Uses</b> See definitions in Article II                      P= Permitted by right (zoning decision by Zoning Officer)                      C= Conditional use                      SE= Special Exceptions                      N= Not permitted                      S. 402= Additional Requirements in Section 402                      S. 403= Additional Requirements in Section 403</p>	R-1	R-2	C-1	C-2	C-N	C-P	M-1	M-2	C-P M-1	C-P M-2
<p>Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):</p> <ul style="list-style-type: none"> <li>-Agricultural Chemical, Fertilizers or Pesticides.</li> <li>-Apparel, Textiles, Shoes, and Apparel Accessories.</li> <li>-Cement, actual manufacture of.</li> <li>-Cement, Gypsum, Concrete or Plaster Products, other than actual manufacture of cement.</li> <li>-Chemical Products that are not highly hazardous or toxic, other than fertilizers or pesticides.</li> </ul>	N	N	N	N	N	P	N	P	P	P
<p>Manufacture or bulk processing for resale of the following, provided manufacturing occurs only indoors (other than a home occupation):</p> <ul style="list-style-type: none"> <li>-Ceramics, Clay, Glass, Wood, Furniture or Pottery products.</li> <li>-Coke or Potash work, including Coke Oven.</li> <li>-Electrical, electronic and Microelectronic Machines, Supplies and Equipment.</li> <li>-Explosives, Fireworks, Ammunition or Gunpowder, or bulk storage of (except government-owned facility).</li> <li>-Fabricated Metal Products (except Ammunition or Explosives).</li> <li>-Food Products, bulk manufacture (not including uses listed separately).</li> </ul>	N	N	N	P	N	P	P	P	P	P

# ZONING MAP (Coal Township)

<b>Type of Uses</b> See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	<b>R-1</b>	<b>R-2</b>	<b>C-1</b>	<b>C-2</b>	<b>C-N</b>	<b>C-P</b>	<b>M-1</b>	<b>M-2</b>	<b>C-P M-1</b>	<b>C-P M-2</b>
-Furniture and Wood Products (other than raw paper pulp).	N	N	N	P	N	P	P	P	P	P
-Glass and glass products.	N	N	N	P	N	P	P	P	P	P
-Jewelry, Leather, Clay and Pottery Products.	N	N	N	P	N	P	P	P	P	P
-Paper and Cardboard products (other than raw paper pulp).	N	N	N	P	N	P	P	P	P	P
-Paper, Raw Pulp.	N	N	N	N	N	SE	SE	P	SE	P
-Paving or Roofing Material, other than bulk manufacture of asphalt.	N	N	N	N	N	P	P	P	P	P
-Petroleum or Kerosene Refining or Distillation.	N	N	N	N	N	N	N	C	N	C
-Pharmaceutical. (Amended 3/2/17)	N	N	N	P	P	P	P	P	P	P
-Plastics, Polymers, Rubber (natural or synthetic), Resins or Vinyl, actual manufacture of. (Amended 2/6/25)	N	N	N	P	N	P	P	P	P	P
-Primary Metal Products.	N	N	N	N	N	P	P	P	P	P
-Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber. (Amended 2/6/25)	N	N	N	P	N	P	P	P	P	P
-Repossessed Vehicle Temporary Storage (S. 402) (updated 4/7/16)	N	N	N	N	N	N	P	P	P	P
-Scientific, Electronic, Optical and Other Precision Instruments.	N	N	N	P	N	P	P	P	P	P
-Soaps, Detergents, Paints, Varnishes, or Enamels.	N	N	N	N	N	N	N	C	N	C
-Tar or creosote manufacture, tar distillation, creosote treatment.	N	N	N	N	N	N	N	C	N	C
-Tire Retreading.	N	N	N	N	N	P	P	P	P	P
-Transportation Equipment or Manufactured/Modular Housing.	N	N	N	SE	N	P	P	P	P	P
Mineral Extraction (S. 402) - of stone.	N	N	N	N	N	P	N	P	P	P
- of other than stone.	N	N	N	N	N	P	N	P	P	P
Packaging as a principal industrial use.	N	N	N	N	N	P	P	P	P	P
Photo Processing, Bulk.	N	N	N	P	N	P	P	P	P	P
Printing or Bookbinding.	N	N	SE	P	N	P	P	P	P	P

# ZONING MAP (Coal Township)

<b>Type of Uses</b> See definitions in Article II P= Permitted by right (zoning decision by Zoning Officer) C= Conditional use SE= Special Exceptions N= Not permitted S. 402= Additional Requirements in Section 402 S. 403= Additional Requirements in Section 403	R-1	R-2	C-1	C-2	C-N	C-P	M-1	M-2	C-P M-1	C-P M-2
	Recycling Collection Center (S. 402) - See also as accessory use.	N	N	N	N	SE	P	P	P	P
Recycling Center, Bulk or Industrial (other than a solid waste disposal or transfer facility).	N	N	N	N	SE	P	P	P	P	P
Research and Development, Engineering or Testing Facility or Laboratory, not involving manufacture of toxic substances.	N	N	N	SE	N	P	P	P	P	P
Sawmill/Planing Mill and Related Sales.	N	N	N	N	P	P	P	P	P	P
Self-Storage Development (S. 402).	N	N	SE	P	N	P	P	P	P	P
Slaughterhouse or Stockyard.	N	N	N	N	N	N	N	P	N	P
Solid Waste to Energy Plant (S. 402).	N	N	N	N	N	C	C	C	C	C
Solid Waste Landfill (S. 402).	N	N	N	N	N	C	C	C	C	C
Solid Waste Transfer Facility (S. 402).	N	N	N	N	N	C	C	C	C	C
Trucking Company Terminal (S. 402).	N	N	N	SE	N	P	P	P	P	P
Warehousing as a principal use (other than trucking co. terminal) (S. 402).	N	N	N	SE	N	P	P	P	P	P
Welding Shop.	N	N	SE	P	N	P	P	P	P	P
Wholesale Sales.	N	N	SE	P	N	P	P	P	P	P
All Uses that would have a serious threat of being unable to comply with the performance standards of this Zoning Ordinance, especially including the "Environmental Protection" requirements of Article V.	N	N	N	N	N	N	N	N	N	N

# DEMOGRAPHICS

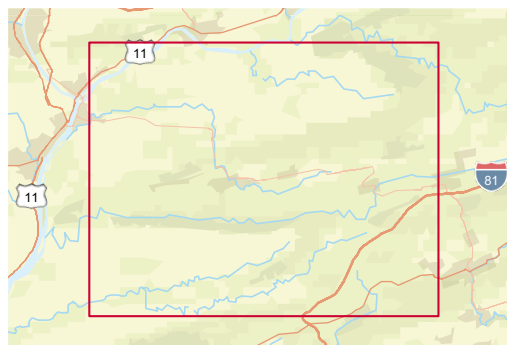
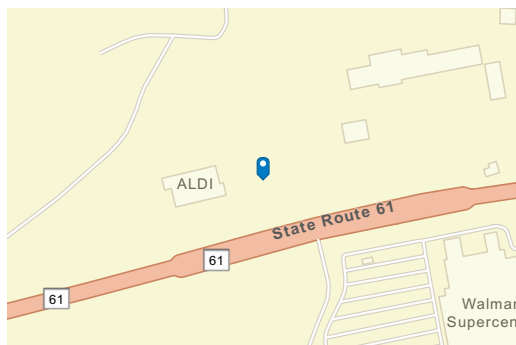
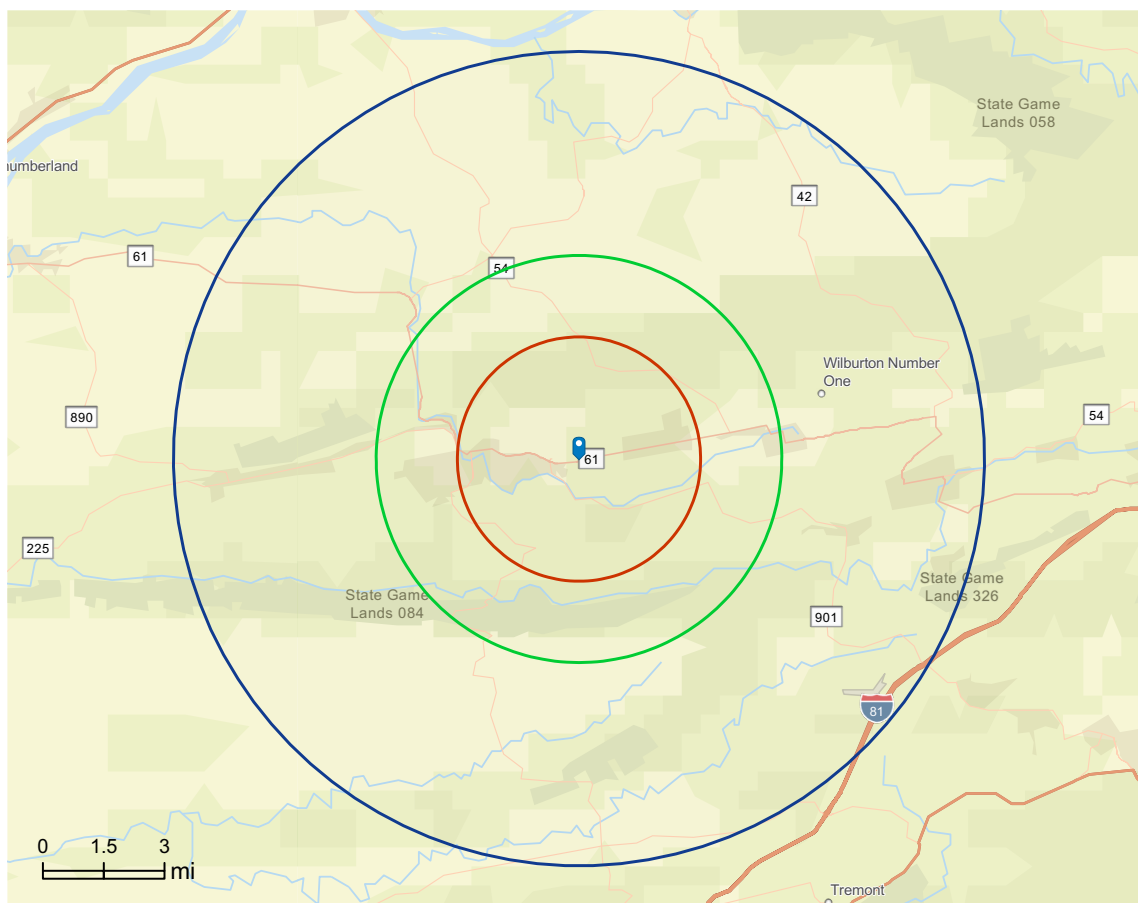
## Site Map

9271 State Route 61, Coal Township, Pennsylvania, 17866

Rings: 3, 5, 10 mile radii



Prepared by Esri  
Latitude: 40.78935  
Longitude: -76.50838



© 2026 Esri

## Executive Summary

9271 State Route 61, Coal Township, Pennsylvania, 17866



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2010 Population	16,947	29,048	56,183
2020 Population	16,030	27,414	53,053
2025 Population	15,700	26,979	52,495
2030 Population	15,448	26,568	51,916
2010-2020 Annual Rate	-0.55%	-0.58%	-0.57%
2020-2025 Annual Rate	-0.40%	-0.30%	-0.20%
2025-2030 Annual Rate	-0.32%	-0.31%	-0.22%

Age	3 miles	5 miles	10 miles
2025 Median Age	42.4	44.1	45.0
U.S. median age is 39.1			

Race and Ethnicity	3 miles	5 miles	10 miles
White Alone	83.7%	86.6%	88.8%
Black Alone	7.5%	5.6%	4.9%
American Indian Alone	0.2%	0.2%	0.1%
Asian Alone	0.6%	0.5%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.3%	2.6%	1.7%
Two or More Races	4.8%	4.5%	3.9%
Hispanic Origin	6.5%	5.6%	4.8%
Diversity Index	37.7	32.4	28.0

Households	3 miles	5 miles	10 miles
2010 Total Households	6,501	11,833	22,765
2020 Total Households	5,963	10,969	21,398
2025 Total Households	5,962	10,920	21,223
2030 Total Households	5,860	10,719	20,883
2010-2020 Annual Rate	-0.86%	-0.76%	-0.62%
2020-2025 Annual Rate	0.00%	-0.09%	-0.16%
2025-2030 Annual Rate	-0.34%	-0.37%	-0.32%
2025 Average Household Size	2.33	2.26	2.29
Wealth Index	47	51	61

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

# DEMOGRAPHICS

**Executive Summary** | 9271 State Route 61, Coal Township, Pennsylvania, 17866 | Rings: 3, 5, 10 mile radii

<b>Mortgage Income</b>	<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2025 Percent of Income for Mortgage	11.3%	12.9%	17.6%

<b>Median Household Income</b>			
2025 Median Household Income	\$51,165	\$53,911	\$62,458
2030 Median Household Income	\$55,717	\$58,184	\$69,089
2025-2030 Annual Rate	1.72%	1.54%	2.04%

<b>Average Household Income</b>			
2025 Average Household Income	\$66,615	\$68,905	\$78,235
2030 Average Household Income	\$74,228	\$76,520	\$86,811

<b>Per Capita Income</b>			
2025 Per Capita Income	\$27,155	\$28,502	\$31,788
2030 Per Capita Income	\$30,219	\$31,539	\$35,083
2025-2030 Annual Rate	2.16%	2.05%	1.99%


<b>Income Equality</b>			
2025 Gini Index	44.8	43.6	41.9

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	44.4	46.5	49.5

<b>Housing Unit Summary</b>			
Housing Affordability Index	184	163	122
2010 Total Housing Units	8,218	14,551	27,348
2010 Owner Occupied Hus (%)	68.4%	73.3%	76.7%
2010 Renter Occupied Hus (%)	31.6%	26.7%	23.3%
2010 Vacant Housing Units (%)	20.9%	18.7%	16.8%
2020 Housing Units	7,582	13,534	25,809
2020 Owner Occupied HUs (%)	64.3%	69.8%	74.5%
2020 Renter Occupied HUs (%)	35.7%	30.2%	25.5%
Vacant Housing Units	21.1%	18.6%	17.0%
2025 Housing Units	7,590	13,502	25,684
Owner Occupied Housing Units	66.6%	71.9%	76.3%
Renter Occupied Housing Units	33.4%	28.1%	23.7%
Vacant Housing Units	21.4%	19.1%	17.4%
2030 Total Housing Units	7,491	13,319	25,348
2030 Owner Occupied Housing Units	3,986	7,822	16,116
2030 Renter Occupied Housing Units	1,874	2,897	4,767
2030 Vacant Housing Units	1,631	2,600	4,465

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri