



345-419 E Broad Street, Hazleton, PA 18201

Owner-Operator Opportunity



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccura-



Price: \$1,800,000

Property Highlights

Strong Business – Property generates large amounts of cash-flow

Excellent Location – Property sits near Retail Shops and Residential community that frequents the location, many commuters frequent as well coming into the city.

Strong Traffic – Near Route 309 | 12,500+ (VPD) and on Route 93 12,000+

New Development – Route 93 and its Vicinity has begun much transformation the last couple of years, with new residential neighborhoods and commercial centers.

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Property Information

Address 345-419 E Broad Street,
Hazleton, PA, 18201

Size .24 Acres

Square Feet 14,375

County Luzerne | Pennsylvania

Zoned CH

Taxes \$7,879

ROUTE 93

12,000+ VPD

**Contact For Financials
and more Information**

Operator Opportunity

Triple Net Investment Group is pleased to present this exceptional unbranded gas station opportunity on PA 93—12,000+ VPD – E Broad Street in Hazleton, featuring a high-income convenience store, excellent traffic and visibility, ideal for auto repair, auto sales, or other complementary uses. Property comes with 2 additional parcels adjacent to site. Strategically located in a rapidly developing area, the property is just steps away from major growth projects, including Troy Ridge Associates LLC's planned 660-unit housing development, the recently opened 386,000 sq. ft. fully automated Lineage Logistics cold storage facility (2024) serving 60 million people within a 250-mile radius, and the soon-to-arrive RJW Logistics Group's 1+ million sq. ft. East Coast distribution center that will bring over 350 jobs and enhance regional supply chains. This plug-and-play investment at 345–419 E Broad Street offers strong current revenue, substantial upside potential, and a prime position in Hazleton's thriving commercial landscape.

NO SUPPLY AGREEMENT!

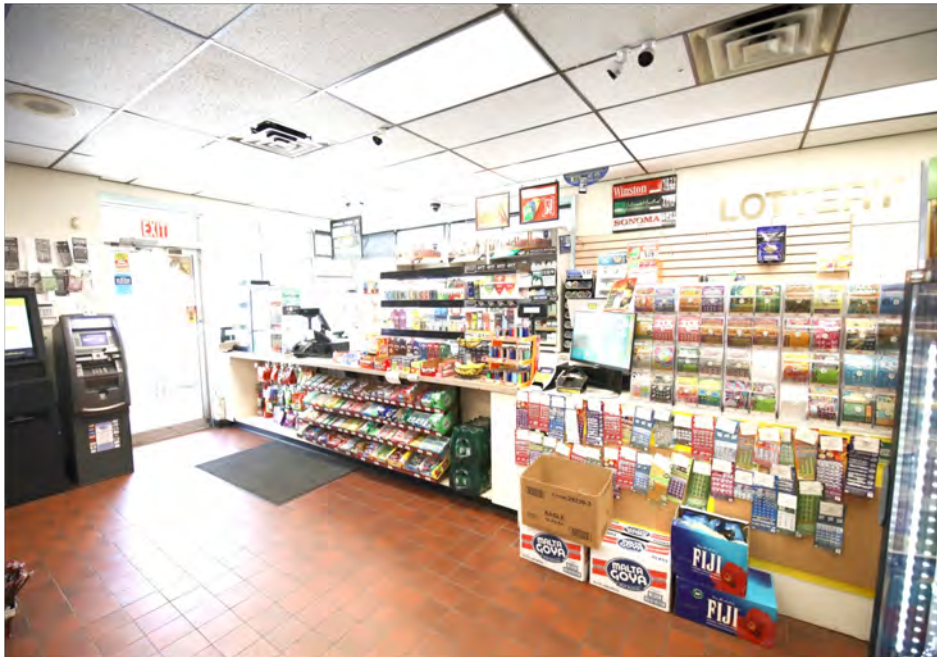




345-419 E BROAD STREET, HAZLETON, PA 18201



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Route 93
12,000+ VPD

Demographics



Med. Home	1 MILE	3 MILE	5 MILE
Values	\$80,694	\$110,916	\$131,304



Population	1 MILE	3 MILE	5 MILE
	21,597	49,441	81,374



AVG Income	1 MILE	3 MILE	5 MILE
	\$41,014	\$49,787	\$56,754



LOCATION OVERVIEW — Hazleton, Pennsylvania

Hazleton, in Luzerne County, PA, sits at the busy crossroads of Interstates 80 and 81, making it a key spot for business and transportation. It's become a major job center thanks to the Humboldt Industrial Park—one of the largest in the state—which houses big-name employers like Amazon, American Eagle Outfitters, Hershey, and AutoZone, all creating thousands of jobs in logistics, warehousing, and light manufacturing. The city also has a solid healthcare presence, led by Lehigh Valley Health Network's Hazleton campus, one of the top local employers. Infrastructure projects like the PA Route 424 extension are improving access and paving the way for continued industrial growth. Local training programs help make sure workers have the skills today's employers need, and with its low cost of living, job stability, and growing business scene, Hazleton is becoming an increasingly attractive place to live, work, and invest.

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