

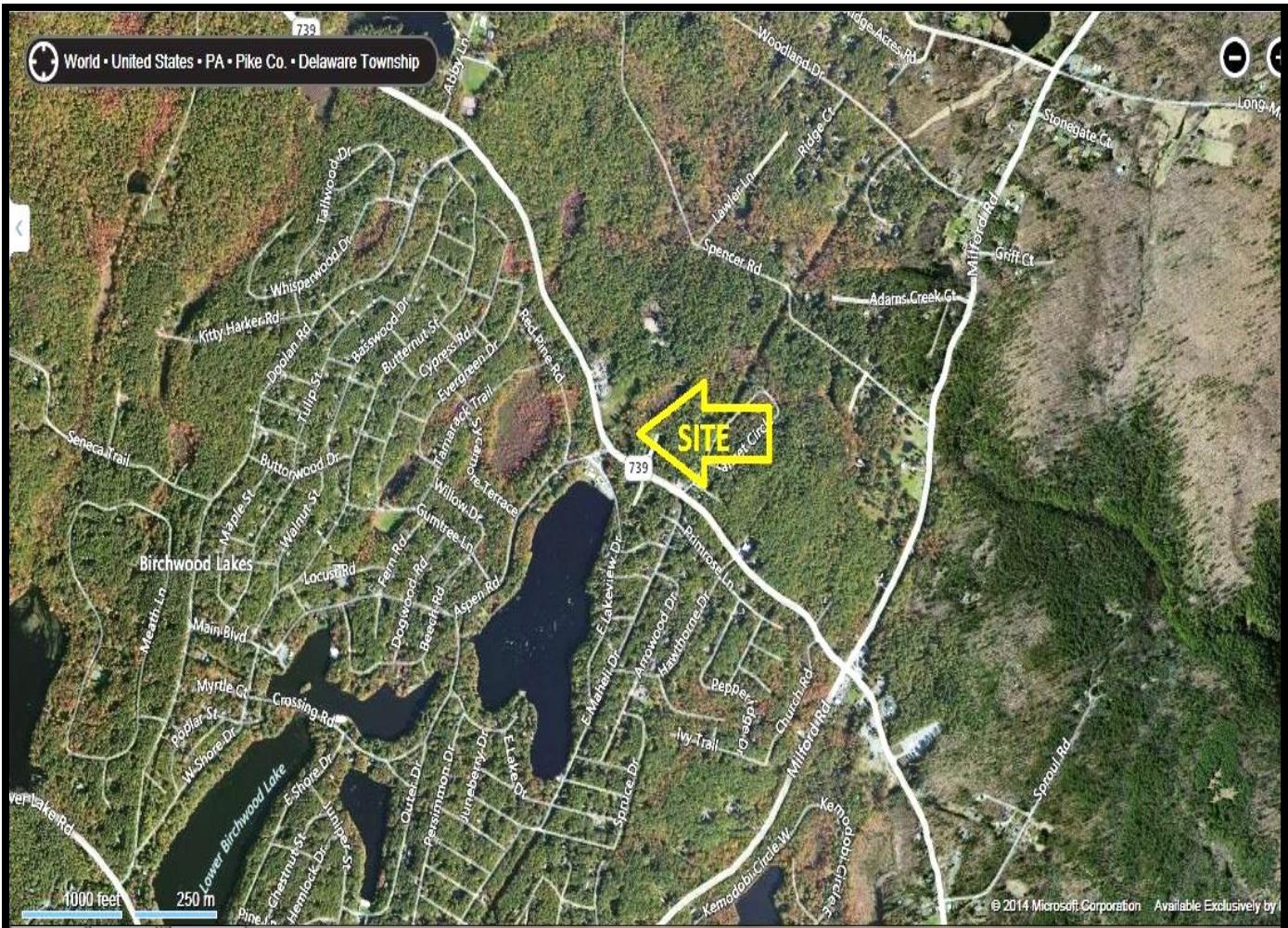
The Route 739 corridor in the Dingmans Ferry, Pennsylvania area has long been a growing residential area and one underserved by retail establishments.

A new retail development has been approved that includes a 63,000 square-foot Weis Market as the “anchor tenant” of this long-awaited Delaware Township 27 acre shopping center on Rt. 739. Plans also include three retail facilities. In many ways, a “town center” is taken form. Construction is set to begin in fall of 2017. Merely 1 mile south of this development is a wonderful 8-acre commercially zoned parcel known as the Troiano Property. It too, seems to be ideal for retail development. Last year a Dollar General store opened on route 739 just 800 ft. north of this property.

Analysis of Troiano Property on Route 739 in Dingmans Ferry, PA 18328

Demographics and Sales
Estimates Based on 2015 Data
(Latest available).

Location:



- The Troiano site is located in Dingmans Ferry which is part of Pike County, Pennsylvania. This northeastern section of the state borders New York State (Port Jervis) and New Jersey (Sussex County). The Troiano site lies within Delaware Township and is situated on state route 739 which runs between routes I-84 and 209. I-84 gives great access to NYC, New England, Scranton PA, all points South via I-81 and all points West via I-80.
- The Troiano property consists of 8 acres of commercially zoned property (there are two separate bordering parcels, one consists of 3 acres and the other 5 acres). The Troiano property is in close proximity to the most populated portion of Pike County.

A view of both properties on Route 739



Both the 3 and 5 acres parcels border each other and are located on Route 739 in Delaware Township. Route 739 is a major regional thoroughfare entering from New Jersey at the Dingmans Ferry Bridge running north to Interstate Route 84 and Route 6 at Lake Wallenpaupack in Pennsylvania.

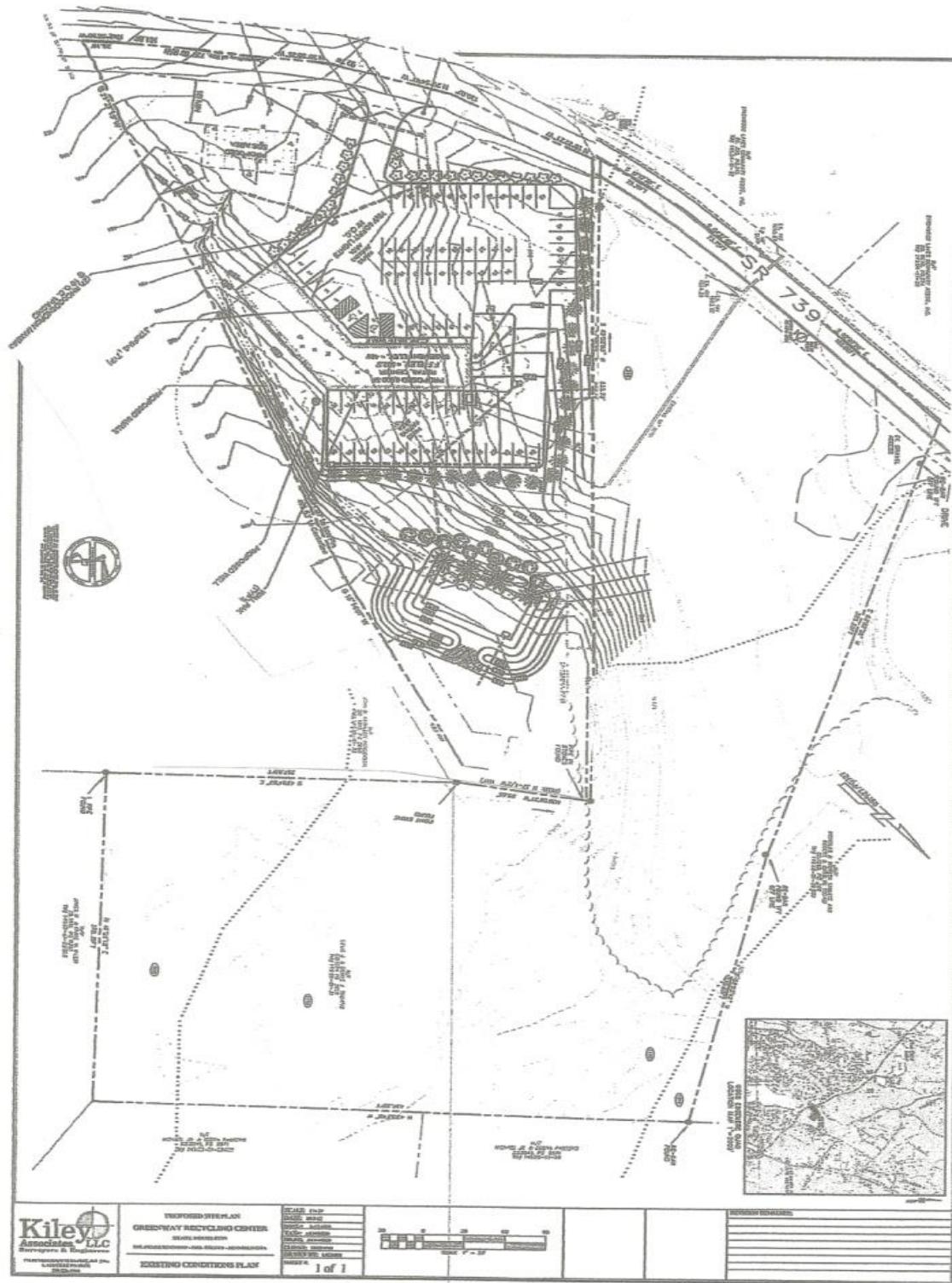


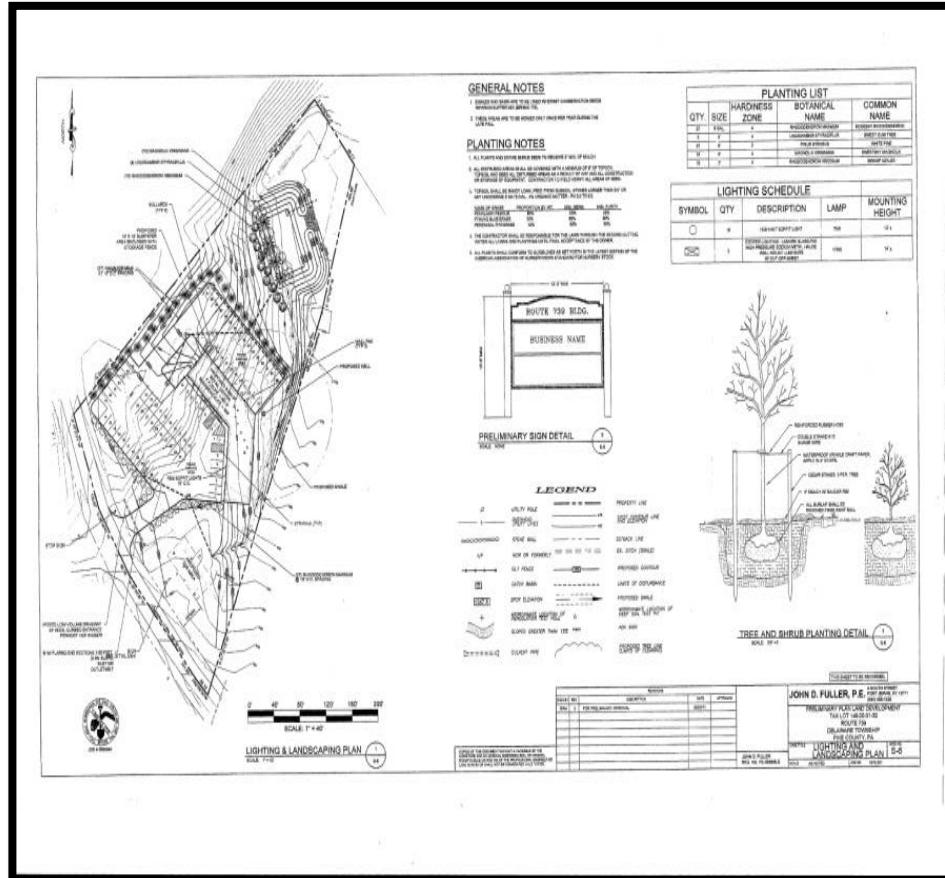
The configuration of the land is quite good with both properties having over 700 feet of road frontage (350' each) The 5 acre property has a PennDot approved entranceway. The property is located across from the entrance to the Birchwood Lakes residential home community with a number of other communities such as Wild Acres and The Woodlands, nearby.



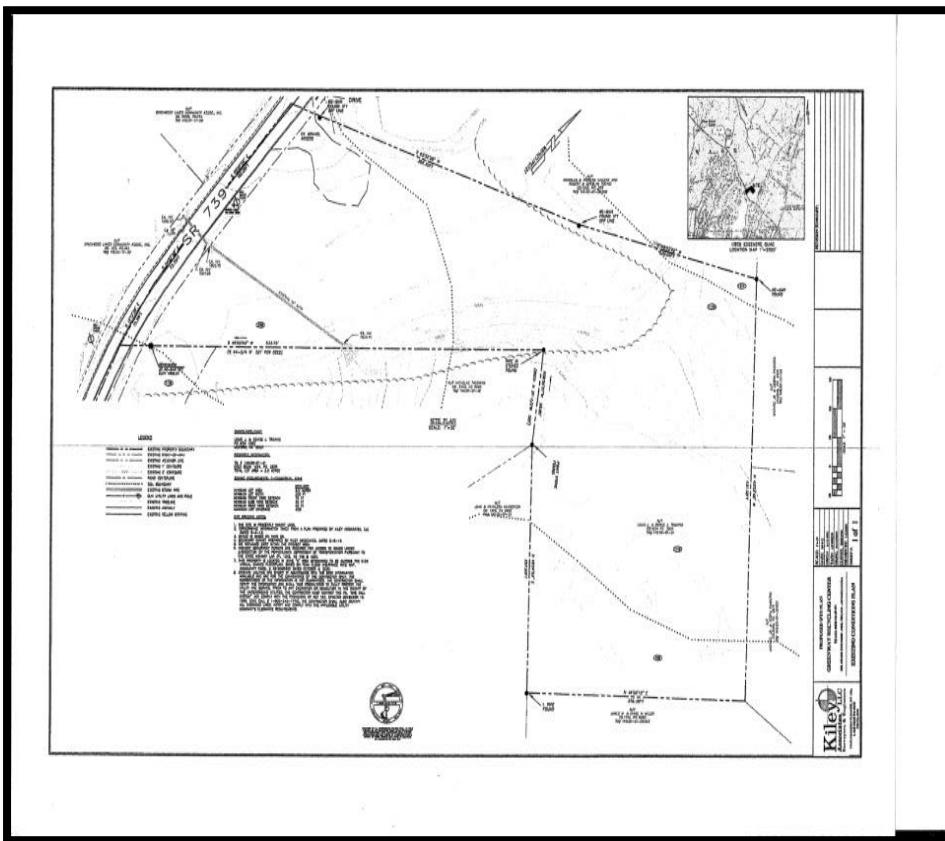
The entire 3 & 5 acre parcels are located in Delaware Township, Pike County PA and is served by the highly rated Delaware Valley School District. Delaware Township Zoning regulations apply. For detailed information visit: www.delawaretownshippa.gov

The picture below shows the how the combined 3 and 5 acres properties look when joined together, totaling 8 commercially zoned acres with over 700 ft. of road frontage on Rt. 739.





This is a map of the 3 acre parcel (to the left) that was at one time in the planning stage for an 8000 sq. ft. commercial building. The project was never started but much of the site design work was completed. Full site plans are available for review.

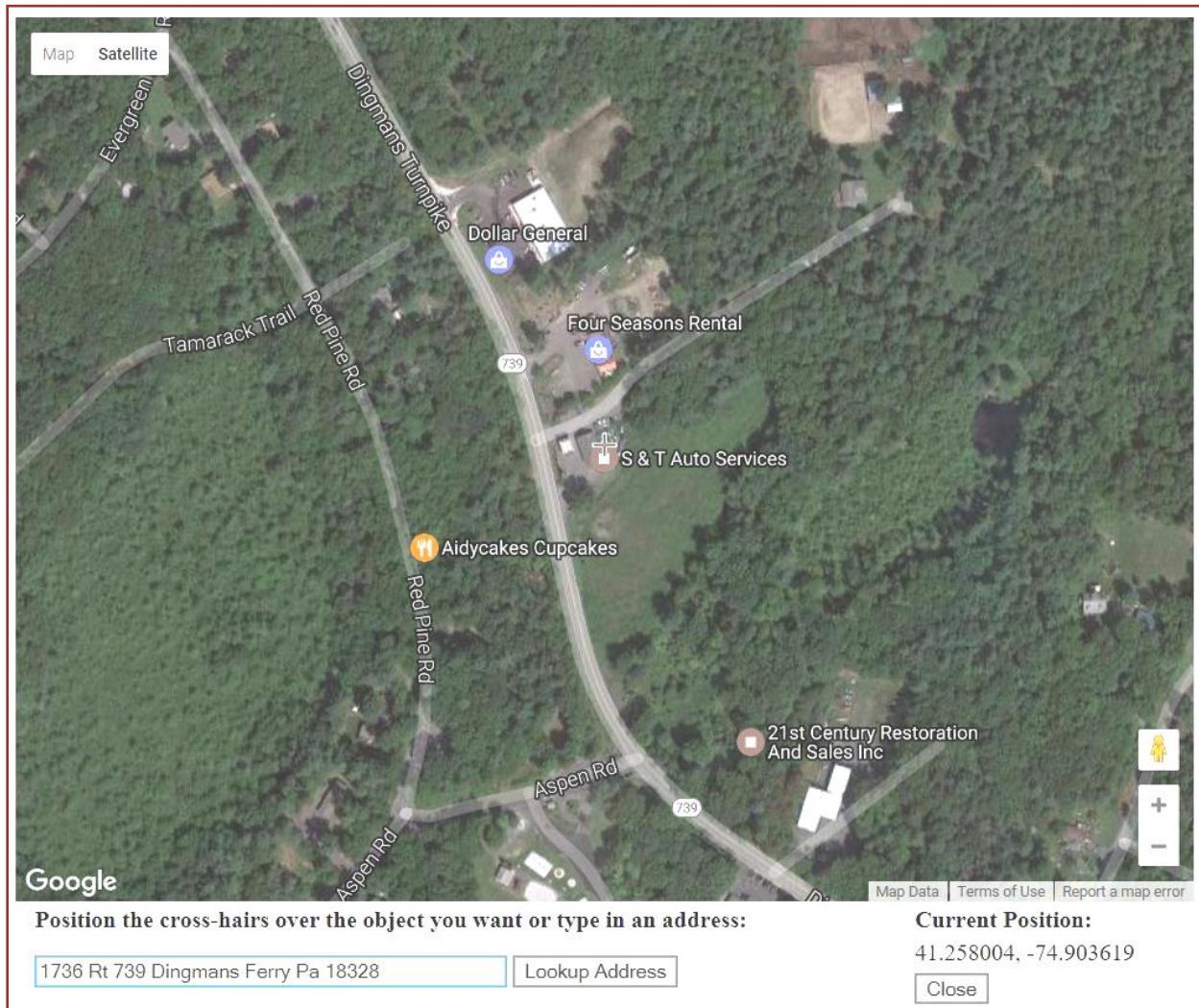


The second parcel is a 5 acre tract of land (picture on the left) which has approx. 2 acres of land facing Route 739 that were cleared and filled level. This site has a wetlands area in the rear of the property that has been delineated. It also has a PennDot approved highway access permit. Larger engineering site maps are available for review.

Analysis of Lou Troiano's 8-acre land (located next to 1736 Rt. 739 Dingmans Ferry Pa 18328) and the surrounding marketplace within an 8-mile Radius to estimate likely sales for different market categories

The market along Route 739 has long been considered an underserved location for retail activity in spite of the fact that it is a densely populated area. Within an 8-mile radius of the Troiano Property, there is a population of over 26,100 people in over 9,000 active households. This number swells in the tourist seasons dramatically. Route 739 is also a commuter highway which has 5,100 cars along this route in the Dingmans area according to the 2015 Pennsylvania DOT studies of Average Auto Daily Traffic (AADT); see attached. The site seems perfect for many uses including various forms of retail facilities.

See attached estimates of retail sales by category that is likely spent by the population in this 8-mile radius --- see page 22.



Circular Area Profiling System (CAPS)

ACS Version Using Data from 5-year Period Estimates Vintage 2015

Ground Zero Coordinates: Latitude=41.25800419999999 , Longitude=-74.90361910000001
Troiano's 8-acre Parcel on Route 739

Access the aggregated data as a csv file here: [caps10acs5779.csv](https://www.example.com/caps10acs5779.csv)

8-mile radius of specified point (Troiano's 8-acre Parcel on Route 739)

Subject	Number	Percent
<hr/>		
D1. AGE		
Universe:		
Total population	28,595	
Under 5 years	1,190	4.2
5 to 9 years	1,550	5.4
10 to 14 years	2,427	8.5
15 to 19 years	1,961	6.9
20 to 24 years	1,587	5.6
25 to 34 years	2,581	9.0
35 to 44 years	3,685	12.9
45 to 54 years	5,317	18.6
55 to 59 years	2,276	8.0
60 to 64 years	1,685	5.9
65 to 74 years	2,884	10.1
75 to 84 years	983	3.4
85 years and over	469	1.6
Median age in years	43.8	

Subject	Number	Percent
5 years and over	27,405	95.8
15 years and over	23,428	81.9
Under 18 years of age	6,396	22.4
18 years and over	22,199	77.6
21 years and over	21,027	73.5
25 years and over	19,880	69.5
62 years and over	5,330	18.6
65 years and over	4,336	15.2

D2. AGE AND SEX

Universe:

Total population	28,595	
Male	14,476	50.6
18 years old and over	11,126	76.9
65 years old and over	2,072	14.3
Female	14,119	49.4
18 years old and over	11,073	78.4
65 years old and over	2,264	16.0

D3. RACE

Universe:

Total population	28,595	
One race	28,162	98.5
White alone	25,838	90.4
Black or African American	1,409	4.9
American Indian and Alaska Native	15	0.0
Asian	647	2.2
Native Hawaiian and Other Pacific Islander	10	0.0
Some other race	243	0.9
Two or more races	433	1.5
White (alone or in combination)	26,212	91.7

Subject	Number	Percent
Black (alone or in combination)	1,583	5.5
American Indian (alone or in combination)	133	0.5
Asian (alone or in combination)	804	2.8
Native Hawaiian (alone or in combination)	45	0.2
Some other race (alone or in combination)	290	1.0

D4. HISPANIC OR LATINO (ANY RACE)

Universe:

Total population	28,595	
Hispanic or Latino of any race	2,448	8.6
Not Hispanic or Latino	26,147	91.4
White alone	23,918	83.7
Black or African American alone	1,360	4.8
American Indian and Alaska Native alone	15	0.0
Asian alone	450	1.6
Native Hawaiian and Other Pacific Islander alone	10	0.0

E1. HOUSEHOLD INCOME AND BENEFITS

Universe:

Total households	9,924	
Less than \$10,000	359	3.6
\$10,000 to \$14,999	344	3.5
\$15,000 to \$24,999	874	8.8
\$25,000 to \$34,999	740	7.4
\$35,000 to \$49,999	1,173	11.8
\$50,000 to \$74,999	1,977	19.9
\$75,000 to \$99,999	1,685	17.0
\$100,000 to \$149,999	1,572	15.8
\$150,000 to \$199,999	820	8.3

Subject	Number	Percent
\$200,000 or more	380	3.8
With earnings	7,721	77.8
With social security	3,594	36.2
With retirement income	2,496	25.2
With supplemental security income	449	4.5
With cash public assistance income	178	1.8
With food stamp benefits in the past 12 months	969	9.8
Median household income	\$68,728	
Mean household income	\$79,041	
Mean household earnings	\$78,672	
Mean household social security income	\$18,805	
Mean household retirement income	\$28,386	
Mean household supplemental security income	\$11,869	
Mean household cash public assistance income	\$1,452	

E2. FAMILY INCOME AND BENEFITS

Universe: Total households		
Family households	7,261	73.2
Less than \$10,000	173	2.4
\$10,000 to \$14,999	143	2.0
\$15,000 to \$24,999	421	5.8
\$25,000 to \$34,999	415	5.7
\$35,000 to \$49,999	765	10.5
\$50,000 to \$74,999	1,491	20.5
\$75,000 to \$99,999	1,366	18.8
\$100,000 to \$149,999	1,427	19.6
\$150,000 to \$199,999	752	10.4
\$200,000 or more	308	4.2

Subject	Number	Percent
Median family income	\$81,658	
Mean family income	\$88,749	
E3. OTHER INCOME MEASURES		
Universe:		
Per-capita income	\$28,567	
Nonfamily households	2,663	26.8
Median nonfamily income	\$38,308	
Mean nonfamily income	\$50,017	
All full-time workers	9,033	
All male full-time workers	5,249	58.1
All female full-time workers	3,784	41.9
Median earnings for workers	\$36,280	
Median earnings for male full-time, year-round workers	\$56,738	
Median earnings for female full-time, year-round workers	\$44,571	
E4. POVERTY STATUS OVER THE LAST 12 MONTHS		
Universe:		
Persons for whom poverty status is determined	28,326	
Persons below poverty	2,645	9.3
Persons under 18 for whom poverty status is determined	6,185	
Persons under 18 in poverty	749	12.1
Persons aged 18 to 64 for whom poverty status is determined	17,833	
Persons aged 18 to 64 in poverty	1,635	9.2
Persons over 65 for whom poverty status is determined	4,308	
Persons over 65 in poverty	261	6.1
Persons in families for whom poverty status is determined	24,167	N

Subject	Number	Percent
Unrelated individuals for whom poverty status is determined	4,159	
Persons in families in poverty	1,780	7.4
Family households in poverty	489	6.8
Unrelated persons in poverty 15 years and over	865	20.8
Poverty ratio under 0.5	1,262	4.5
Poverty ratio in 0.5 to 0.99	1,383	4.9
Poverty ratio in 1 to 2	4,434	15.6
Poverty ratio in 2 and over	21,247	75.0

E5. EMPLOYMENT STATUS

Universe:

Population 16 years and over	23,126	
In labor force	14,814	64.0
Civilian labor force	14,814	64.0
Employed civilians	12,938	87.3
Unemployed civilians	1,876	12.7
In military	0	0.0
Not in labor force	8,312	36.0
Females 16 years and over	11,562	50.0
Females in labor force	6,710	29.0
Females in civilian labor force	6,710	29.0
Employed females	5,926	88.3

E6. CHILDREN WITH ALL PARENTS WORKING

Universe:

(Own) children under 6	1,468	
All parents working	854	58.2
(Own) children aged 6 to 17	4,362	
All parents working	2,908	66.7

E7. COMMUTING TO WORK

Subject	Number	Percent
Universe:		
Workers 16 years and over	12,655	
Workers 16+ who commute to work	12,123	95.8
Car, truck, or van; drove alone	9,904	78.2
Car, truck, or van; carpooled	1,127	8.9
Public transportation (excluding taxicab)	332	2.6
Walked to work	677	5.4
Other means of commuting	83	0.7
Worked at home	532	4.2
Mean travel time to work in minutes	46.8	
E8. WORKERS BY OCCUPATION		
Universe:		
Civilian employed population 16 years and over	12,938	
Management, business, science, and arts occupations	4,096	31.7
Service occupations	2,523	19.5
Sales and office occupations	3,185	24.6
Farming, fishing, and forestry occupations	71	0.5
Construction, extraction, installation, maintenance, and repair oc	1,715	13.2
Production, transportation, and material moving occupations	1,348	10.4
E9. WORKERS BY INDUSTRY		
Universe:		
Civilian employed population 16 years and over	12,938	
Agriculture, forestry, fishing and hunting, and mining	140	1.1
Construction	1,062	8.2
Manufacturing	776	6.0
Wholesale trade	462	3.6

Subject	Number	Percent
Retail trade	1,714	13.2
Transportation and warehousing, and utilities	841	6.5
Information	103	0.8
Finance and insurance, and real estate and rental and leasing	996	7.7
Professional, scientific, management, and administrative	1,276	9.9
Educational services, and health care and social assistance	2,700	20.9
Arts, entertainment, and recreation, and accommodation and food se	1,399	10.8
Other services, except public administration	871	6.7
Public administration	598	4.6

E10. CLASS OF WORKER

Universe:

Civilian employed population 16 years and over	12,938	
Private wage and salary workers	10,256	79.3
Government workers	1,773	13.7
Self-employed workers in own not incorporated business	900	7.0
Unpaid family workers	9	0.1

E11. INSURANCE COVERAGE

Universe:

Civilian noninstitutionalized persons	28,560	
Under 65 years of age	24,252	84.9
Without insurance coverage	2,670	11.0
With public insurance	4,858	20.0
With private insurance	17,727	73.1
Under 18 years of age	6,396	22.4
Without insurance coverage	207	3.2

Subject	Number	Percent
S1. HOUSEHOLDS BY TYPE		
Universe:		
Total households	9,924	
Family households	7,261	73.2
With own children under 18 years	2,715	27.4
Married-couple families	5,893	59.4
With own children under 18 years	2,203	22.2
Male householder, no wife present	536	5.4
With own children under 18 years	137	1.4
Female householder, no husband present	832	8.4
With own children under 18 years	375	3.8
Nonfamily households	2,663	26.8
Householder living alone	2,092	77.3
65 years and over living alone	902	33.9
Households with one or more people under 18 years	3,148	31.7
Households with one or more people 65 years and over	2,848	28.7
Average household size	2.88	
Average family size	3.33	
S2. PERSONS BY HOUSEHOLD TYPE / GROUP QUARTERS		
Universe:		
Total population	28,595	
Household population	28,535	99.8
Living in family households	24,821	87.0
Living in nonfamily households	3,714	13.0
Living alone	2,092	77.3
Living in group quarters	60	0.2
S3. RELATIONSHIP		
Universe: Household population		

Subject	Number	Percent
Household population	28,535	99.8
Householder	9,924	34.8
Spouse	5,951	20.8
Child	8,761	30.7
Other relatives	2,194	7.7
Nonrelatives	1,705	6.0
Unmarried partner	584	2.1
Unmarried-partner HHs per 1000	59	

S4. MARITAL STATUS

Universe:

Persons 15 years and over	23,428	
Never married	6,432	27.5
Now married, except separated	12,831	54.7
Separated	421	1.8
Widowed	1,642	7.0
Divorced, and not currently married	2,102	9.0

S5. FERTILITY

Universe:

Women 15 to 50 years old	6,356	
Unmarried women 15 to 50 years old	3,017	47.5
Women 15 to 50 years old who had a birth in the past 12 months	382	6.0
Unmarried women who gave birth	142	37.2
Women 15 to 19 years of age	0	0.0
Women 20 to 34 years of age	355	92.9
Women 35 to 50 years of age	27	7.1
Per 1,000 unmarried women	47	
Per 1,000 women 15 to 50 years old	60	
Per 1,000 women 15 to 19 years old	N	

Subject	Number	Percent
Per 1,000 women 20 to 34 years old	244	
Per 1,000 women 35 to 50 years old	32	
S6. GRANDPARENTS AS CAREGIVERS		
Universe:		
Grandparents living with own grandchildren under 18 years	988	
Grandparents responsible for grandchildren	287	29.0
Less than 1 year	103	35.9
1 or 2 years	25	8.7
3 or 4 years	119	41.5
5 or more years	40	13.9
S7. SCHOOL ENROLLMENT		
Universe:		
Population 3 years and over	27,825	
Population 3 years and over enrolled in school	7,037	25.3
In nursery school, preschool	283	4.0
In kindergarten	292	4.2
In elementary school, grades 1-8	3,338	47.4
In high school, grades 9-12	1,840	26.1
In college or graduate school	1,284	18.2
S8. EDUCATIONAL ATTAINMENT		
Universe:		
Population 25 years and over	19,880	
Less than 9th grade	645	3.2
9th to 12th grade, no diploma	1,347	6.8
High school graduate (includes equivalency)	7,234	36.4
Some college, no degree	4,532	22.8
Associates degree	1,644	8.3
Bachelor's degree	2,912	14.6

Subject	Number	Percent
Graduate or professional degree	1,566	7.9
High school graduate or higher	17,888	90.0
Bachelor degree or higher	4,478	22.5
S9. VETERAN STATUS		
Universe: 18 years and over		
Civilian population 18 years and over	22,199	100.0
Civilian veterans	2,131	9.6
S10a. DISABLED BY AGE		
Universe:		
Civilian noninstitutionalized persons	28,560	
With a disability	4,405	15.4
Persons under 18	6,396	22.4
With a disability	490	7.6
Persons 18 to 64 years	17,856	62.5
With a disability	2,446	13.7
Persons 65 years and over	4,308	15.1
With a disability	1,469	34.1
S11. RESIDENCE 1 YEAR AGO		
Universe:		
Population 1 year and over	28,321	
Same house	25,619	90.4
Different house in the U.S.	2,672	9.4
Same county	1,209	45.2
Different county (any)	1,463	54.8
Different county (same state)	419	15.7
Different state	1,044	39.1
Lived abroad 1 year ago	30	0.1
S12. PLACE OF BIRTH AND CITIZENSHIP STATUS		
Universe:		

Subject	Number	Percent
Total population	28,595	
U.S. native	25,817	90.3
Born in United States	25,358	98.2
Born in state of current residence	5,111	20.2
Born in different state than current residence	20,247	79.8
Born in Puerto Rico, U.S. Island areas, or born abroad to Am	459	1.8
Foreign born	2,778	11.5
Naturalized U.S. citizen	1,802	64.9
Not a U.S. citizen	976	35.1

S13. YEAR OF ENTRY

Universe: Total population		
Population born outside the United States	3,237	11.3
Native, born outside U.S.	459	14.2
Entered U.S. 2000 or later	316	68.8
Entered U.S. before 2000	325	70.8
Foreign born	2,778	11.5
Entered U.S. 2000 or later	726	26.1
Entered U.S. before 2000	2,052	73.9

S14. WORLD REGION OF BIRTH OF FOREIGN BORN

Universe: Total population		
Foreign-born population, excluding population born at sea	2,778	9.7
Europe	1,286	46.3
Asia	436	15.7
Africa	65	2.3
Oceania	0	0.0
South and Central America (includes Mexico)	949	34.2
Northern America	42	1.5

Subject	Number	Percent
S15. LANGUAGE SPOKEN AT HOME		
Universe: Total population		
Population 5 years and over	27,405	95.8
English only	23,822	86.9
Language other than English	3,583	13.1
Speaks English less than very well	1,377	38.5
Speak Spanish	1,548	5.6
Speaks English less than very well	599	38.7
H1. HOUSING OCCUPANCY AND TENURE		
Universe: Total households		
Total housing units	14,824	N
Occupied housing units	9,924	66.9
Owner-occupied	8,477	85.4
Renter-occupied	1,447	14.6
Average household size of owner-occupied unit	2.83	
Average household size of renter-occupied unit	3.14	
Vacant housing units	4,900	33.1
For sale	333	6.8
For rent	112	2.3
For seasonal, recreational, or occasional use	3,426	69.9
Total owner units	8,810	
Homeowner vacancy rate	3.8	
Total rental units	1,559	
Rental vacancy rate	7.2	
People living in owned homes	23,991	83.9
People living in rental homes	4,544	15.9

Subject	Number	Percent
H2. UNITS IN STRUCTURE		
Universe:		
Total housing units	14,824	
Single-family units	14,204	95.8
Single unit, detached	13,957	98.3
Single unit, attached	247	1.7
Duplexes	180	1.2
3 or 4 units	105	0.7
5 to 9 units	70	0.5
10 to 19 units	39	0.3
20 or more units	47	0.3
Mobile home	179	1.2
Boat, RV, van, etc.	0	0.0
Mobile homes per 1000 HUs	12	
H3. YEAR STRUCTURE BUILT		
Universe:		
Total housing units	14,824	
Built 2010 or later	97	0.7
Built 2000 to 2009	3,102	20.9
Built 1990 to 1999	2,715	18.3
Built 1980 to 1989	3,784	25.5
Built 1970 to 1979	2,387	16.1
Built 1960 to 1969	846	5.7
Built 1950 to 1959	608	4.1
Built 1940 to 1949	215	1.4
Built 1939 or earlier	1,070	7.2
H4. YEAR HOUSEHOLDER MOVED INTO UNIT		
Universe:		
Occupied housing units	9,924	

Subject	Number	Percent
Moved in 2010 or later	2,058	20.7
Moved in 2000 to 2009	3,960	39.9
Moved in 1990 to 1999	2,182	22.0
Moved in 1980 to 1989	1,213	12.2
Moved in 1979 or earlier	511	5.2

H5. VEHICLES AVAILABLE

Universe:		
Occupied housing units	9,924	
No vehicles available	476	4.8
1 vehicle available	2,519	25.4
2 vehicles available	3,855	38.9
3 or more vehicles available	3,074	31.0

H6. HOUSE HEATING FUEL

Universe:		
Occupied housing units	9,924	
Utility gas	926	9.3
Bottled, tank, or LP gas	2,010	20.2
Electricity	3,680	37.1
Fuel oil, kerosene, etc.	1,965	19.8
Coal or coke	175	1.8
Wood	1,007	10.2
Solar energy	0	0.0
Other fuel	148	1.5
No fuel used	13	0.1

H7. SELECTED CHARACTERISTICS

Universe:		
Occupied housing units	9,924	
Lacking complete plumbing facilities	24	0.3
Lacking complete kitchen facilities	45	0.5

Subject	Number	Percent
No telephone service available	92	0.9
H8. OCCUPANTS PER ROOM		
Universe:		
Occupied housing units	9,924	
1.00 or less	9,805	98.8
1.01 to 1.50	109	1.1
1.51 or more	10	0.1
H9. HOME VALUES		
Universe:		
Owner-occupied units	8,477	
Less than \$50,000	278	3.3
\$50,000 to \$99,999	903	10.6
\$100,000 to \$149,999	1,665	19.6
\$150,000 to \$199,999	1,677	19.8
\$200,000 to \$299,999	2,710	32.0
\$300,000 to \$499,999	1,098	12.9
\$500,000 to \$999,999	124	1.5
\$1,000,000 or more	12	0.1
\$2,000,000 or more	10	0.1
Median home value	\$195,460	
Average home value	\$203,480	
H10. SELECTED MONTHLY OWNER COSTS		
Universe:		
Owner-occupied units	8,477	
Housing units with a mortgage	6,554	77.3
Owner costs 30% or more of HH income	2,239	34.2
Median owner costs	\$1,507	
Housing units without a mortgage	1,923	22.7
Nonmortgage owner costs 30% or more of	365	19.0

Subject	Number	Percent
HH income		
Median owner costs	\$591	
H11. GROSS RENT		
Universe:		
Renter-occupied units	1,447	
Paying cash rent	1,305	90.2
Paying no cash rent	142	9.8
Median rent	\$1,214	
Average gross rent	\$1,262	
Gross rent 30% or more of HH income	835	57.7
Gross rent of \$750 or more	1,007	69.6

Summary of True Areas of Circles vs. That of Areas Selected to Estimate Them
 (This Report Indicates How Well We Were Able to Approximate the Circular Area)

radius	Estimated	True Area	Ratio of Estimate to True Area
8	219.87	201.06	1.094

Auxiliary Report: Counties Contributing to Circular Areas, By Concentric Ring Areas
 Coordinates: (41.25800419999999 , -74.90361910000001)

Outer radius of Ring (or circle)=6

County Cd	Total Pop
Pike PA	19,068

Outer radius of Ring (or circle)=8

County Cd	Total Pop
Sussex NJ	1,943

County Cd	Total Pop
Pike PA	7,584
radius	9,527
	28,595

Data Used In Aggregating Circular Areas - Selected Variables

Radius=6

County	Tract	bg	Area Name	TotPop
Pike PA	9506.05		Census Tract 9506.05, Pike County, Pennsylvania	6,267
Pike PA	9506.06		Census Tract 9506.06, Pike County, Pennsylvania	5,520
Pike PA	9507.01		Census Tract 9507.01, Pike County, Pennsylvania	3,946
Pike PA	9507.02		Census Tract 9507.02, Pike County, Pennsylvania	3,335
radius				19,068

radius=8

County	Tract	bg	Area Name	TotPop
Sussex NJ	3719.00		Census Tract 3719, Sussex County, New Jersey	1,943
Pike PA	9506.01		Census Tract 9506.01, Pike County, Pennsylvania	1,556
Pike PA	9506.03		Census Tract 9506.03, Pike County, Pennsylvania	1,067
Pike PA	9508.01		Census Tract 9508.01, Pike County, Pennsylvania	4,961
radius				9,527
				28,595

Data used in this report is from the American Community Survey 5-year Period Estimates Data for 2011-2015.

This [Metadata report](#) provides some background information on the data items appearing in the report.

******* Corrected Data to Precisely 8-mile Radius:**

Category	Estimated Area	True Area	Reported Number	True Number
Population	219.87 sq. mi.	201.06 sq. mi.	28,595	26,138
Households	219.87 sq. mi.	201.06 sq. mi.	9,924	9,071

Please note: All summary numbers must be corrected by dividing for "True Area" to be precise. Divide SUMMARY TOTALS by 1.094.

Per Household and Total Estimated Spending by Households in 8-mile Radius:

Sources: US Census Monthly and Annual Retail Trade

(<https://www.census.gov/retail/index.html>) and American Fact Finder US Census see bottom of page 23.

Annual Per Household Retail Sales: 2015

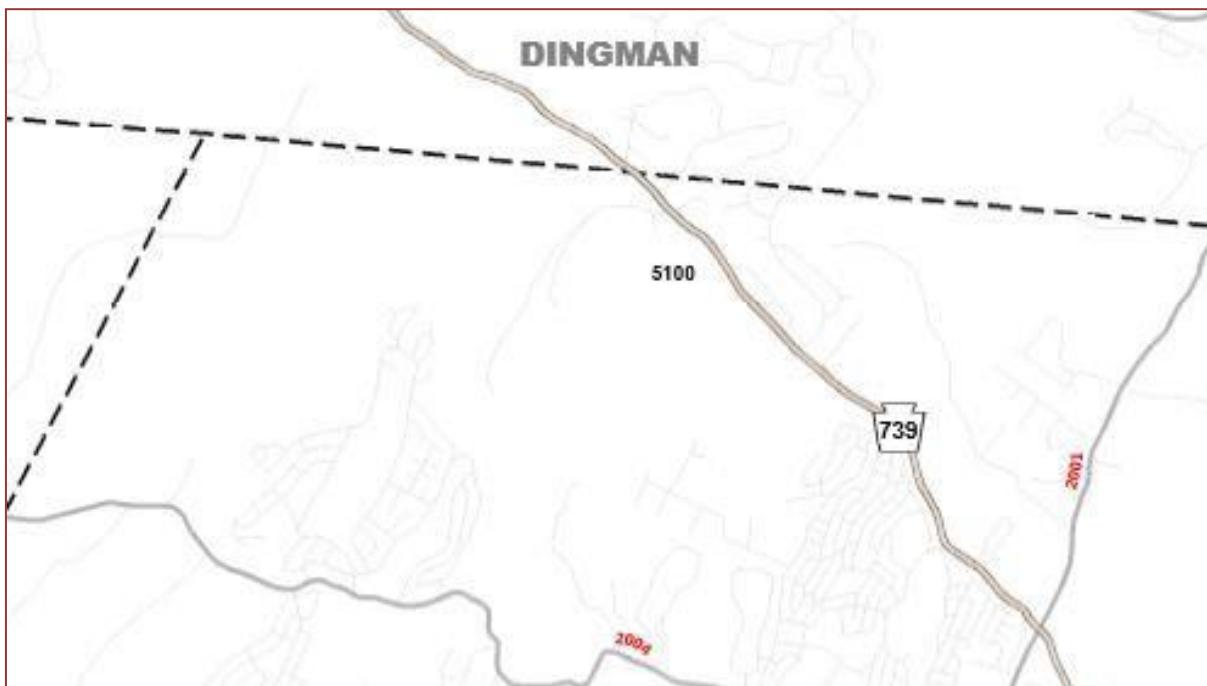
[Estimates are shown in MILLIONS OF DOLLARS and are based on data from the Monthly Retail Trade Survey, Annual Retail Trade Survey, and administrative records]

NAICS Co	Kind of Business	TOTAL (\$000,000)	2015 Households (US CENSUS -- see right)	Per Household Retail Sales	Households within 8 Mile Radius	Estimated Annual Total Spending by HH's in 8-mile Radius on Category Items
	NOT ADJUSTED					
	Retail and food services sales, total	5350508	118,208,250	\$45,263.41	9071	\$410,584,355
	Retail sales and food services excl motor vehicle and parts	4255096	118,208,250	\$35,996.61	9071	\$326,525,228
	Retail sales, total	4727427	118,208,250	\$39,992.36	9071	\$362,770,706
	Retail sales, total (excl. motor vehicle and parts dealers)	3632015	118,208,250	\$30,725.56	9071	\$278,711,579
	GAFO(1)	1258529	118,208,250	\$10,646.71	9071	\$96,576,310
441	Motor vehicle and parts dealers	1095412	118,208,250	\$9,266.80	9071	\$84,059,127
4411,4412	Automobile and other motor vehicle dealers	1006079	118,208,250	\$8,511.07	9071	\$77,203,940
4411	Automobile dealers	941339	118,208,250	\$7,963.40	9071	\$72,235,957
44111	New car dealers	842120	118,208,250	\$7,124.04	9071	\$64,622,144
44112	Used car dealers	99219	118,208,250	\$839.36	9071	\$7,613,813
4413	Automotive parts, acc., and tire stores	89333	118,208,250	\$755.73	9071	\$6,855,187
442,443	Furniture, home furn, electronics, and appliance stores	208887	118,208,250	\$1,767.11	9071	\$16,029,456
442	Furniture and home furnishings stores	106779	118,208,250	\$903.31	9071	\$8,193,948
4421	Furniture stores	57398	118,208,250	\$485.57	9071	\$4,404,576
4422	Home furnishings stores	49381	118,208,250	\$417.75	9071	\$3,789,372
44221	Floor covering stores(2)	19074	118,208,250	\$161.36	9071	\$1,463,690
442299	All other home furnishings stores	28656	118,208,250	\$242.42	9071	\$2,198,988
443	Electronics and appliance stores	102108	118,208,250	\$863.80	9071	\$7,835,508
44311	Appl.,TV, and other elect. stores	72603	118,208,250	\$614.20	9071	\$5,571,369
443111	Household appliance stores	17128	118,208,250	\$144.90	9071	\$1,314,359
443112	Radio, T.V., and other elect. stores	55475	118,208,250	\$469.30	9071	\$4,257,010
44312	Computer and software stores		118,208,250	\$0.00	9071	\$0
444	Building mat. and garden equip. and supplies dealers	331644	118,208,250	\$2,805.59	9071	\$25,449,516
4441	Building mat. and supplies dealers	287618	118,208,250	\$2,433.15	9071	\$22,071,073
44412	Paint and wallpaper stores	10710	118,208,250	\$90.60	9071	\$821,858
44413	Hardware stores	23105	118,208,250	\$195.46	9071	\$1,773,019
445	Food and beverage stores	685568	118,208,250	\$5,799.66	9071	\$52,608,742
4451	Grocery stores	613225	118,208,250	\$5,187.67	9071	\$47,057,324
44511	Supermarkets and other grocery (except convenience) stores	587881	118,208,250	\$4,973.27	9071	\$45,112,490
4453	Beer, wine, and liquor stores	50658	118,208,250	\$428.55	9071	\$3,887,366
446	Health and personal care stores	315257	118,208,250	\$2,666.96	9071	\$24,192,019
44611	Pharmacies and drug stores	263468	118,208,250	\$2,228.85	9071	\$20,217,863
447	Gasoline stations	443817	118,208,250	\$3,754.53	9071	\$34,057,386
448	Clothing and clothing access. stores	255831	118,208,250	\$2,164.24	9071	\$19,631,819
4481	Clothing stores	187129	118,208,250	\$1,583.05	9071	\$14,359,803
44811	Men's clothing stores	8801	118,208,250	\$74.45	9071	\$675,366
44812	Women's clothing stores	41011	118,208,250	\$346.94	9071	\$3,147,080
44814	Family clothing stores	101357	118,208,250	\$857.44	9071	\$7,777,878
44819	Other clothing stores	16788	118,208,250	\$142.02	9071	\$1,288,268
4482	Shoe stores	34521	118,208,250	\$292.04	9071	\$2,649,054
44831	Jewelry stores	31505	118,208,250	\$266.52	9071	\$2,417,613
451	Sporting goods, hobby, book, and music stores	87355	118,208,250	\$738.99	9071	\$6,703,400
45111	Sporting goods stores	46353	118,208,250	\$392.13	9071	\$3,557,011
45112	Hobby, toy, and game stores	18022	118,208,250	\$152.46	9071	\$1,382,962
451211	Book stores	11009	118,208,250	\$93.13	9071	\$844,803
452	General merchandise stores	674928	118,208,250	\$5,709.65	9071	\$51,792,256
4521	Department stores (excl. L.D.)	164031	118,208,250	\$1,387.64	9071	\$12,587,321
452112	Discount dept. stores (excl. L.D.)	105092	118,208,250	\$889.04	9071	\$8,064,492
452111	Department stores (excl. discount department stores, excl. L.D.)	58939	118,208,250	\$498.60	9071	\$4,522,829
4521	Department stores (incl. L.D.)(3)	166407	118,208,250	\$1,407.74	9071	\$12,769,649
452112	Discount dept. stores (incl. L.D.)(3)	105277	118,208,250	\$890.61	9071	\$8,078,689
452111	Department stores (excl. discount department stores, incl. L.D.)(3)	61130	118,208,250	\$517.14	9071	\$4,690,960
4529	Other general merchandise stores	510897	118,208,250	\$4,322.01	9071	\$39,204,934
45291	Warehouse clubs and superstores	441741	118,208,250	\$3,736.97	9071	\$33,898,079
45299	All other gen. merchandise stores	69156	118,208,250	\$585.04	9071	\$5,306,855
453	Miscellaneous store retailers	119461	118,208,250	\$1,010.60	9071	\$9,167,133
4532	Office supplies, stationery, and gift stores	31528	118,208,250	\$266.72	9071	\$2,419,378
45321	Office supplies and stationery stores	14728	118,208,250	\$124.59	9071	\$1,130,189
45322	Gift, novelty, and souvenir stores	16800	118,208,250	\$142.12	9071	\$1,289,189
45330	Used merchandise stores	17044	118,208,250	\$144.19	9071	\$1,307,913
454	Nonstore retailers	509267	118,208,250	\$4,308.22	9071	\$39,079,852
4541	Electronic shopping and mail-order houses	433692	118,208,250	\$3,668.88	9071	\$33,280,419
45431	Fuel dealers	29711	118,208,250	\$251.34	9071	\$2,279,946
722	Food services and drinking places	623081	118,208,250	\$5,271.04	9071	\$47,813,649
7221	Full service restaurants	272892	118,208,250	\$2,308.57	9071	\$20,941,037
7222	Limited service eating places	271111	118,208,250	\$2,293.50	9071	\$20,804,368
7224	Drinking places	22684	118,208,250	\$191.90	9071	\$1,740,712

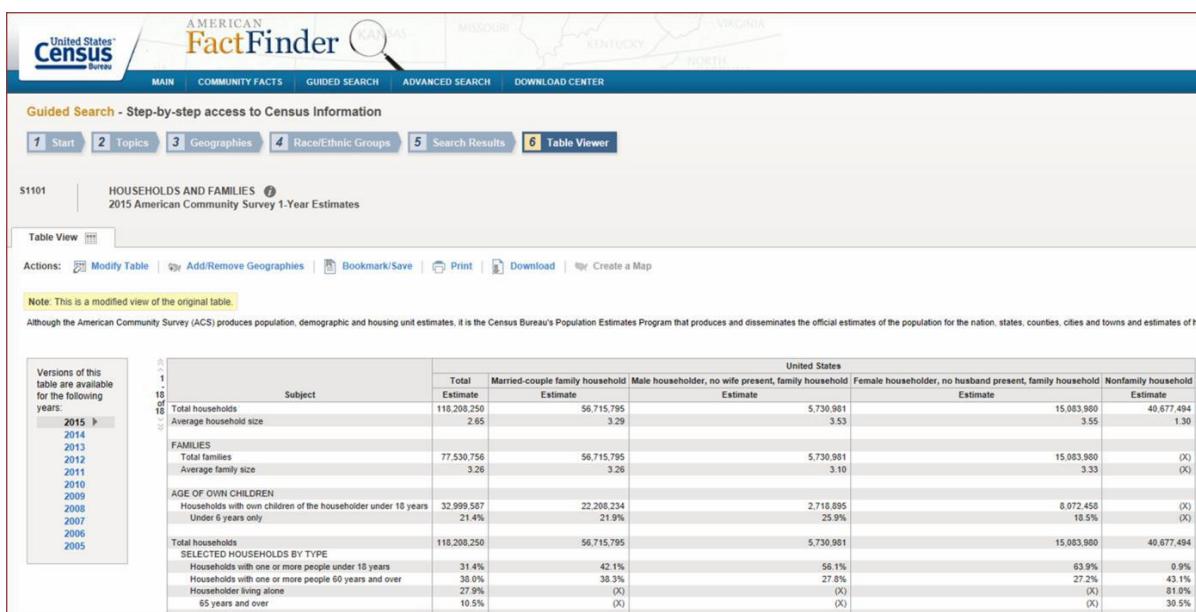
Appendix:

AADT (Average Auto Daily Traffic) on Route 739 in Dingmans from the Pennsylvania Department of Transportation studies done in 2015. Source:

http://www.dot7.state.pa.us/BPR_pdf_files/MAPS/Traffic/Traffic_Volume/County_Maps/Pike_TV.pdf



US Households in 2015: Source Us Census and American Fact Finder.





Site Report

Prepared by: Pike County Economic Development Corporation

209 East Harford Street

Milford, PA 18337

Tel: (570) 296-7332

Director: Michael J Sullivan E-mail: mike@edapikepa.org

Troiano Commercial Zoned Property

8 acres located on Route 739 in Dingmans Ferry, Delaware Townships, Pike County Pa

July 2017

Important Note:

This document is prepared for discussion purposes only and is based on estimates from sources mentioned herein. Investors and buyers are reminded that they should not rely on this document. While we believe this information to be accurate, we do not want anyone to rely on this document for any purpose other than general discussions. The writer is neither an accountant nor a lawyer. Use your own sources for data that is reliable.

Pike County Economic Development Authority