

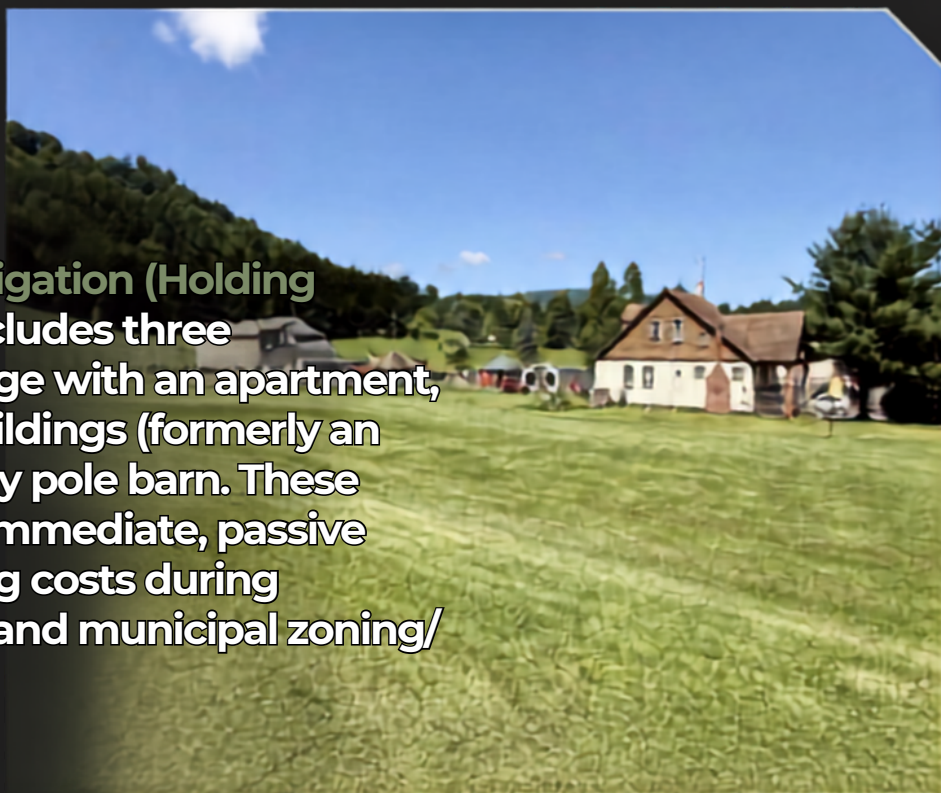
20-Acre Strategic Commercial Redevelopment Opportunity

**Prime Highway Frontage | Direct
Corridor to Regional Data Center
& Tech Hub Expansion**



Minutes from major data center construction hub and active
industrial corridor

Built-In Carrying Cost Mitigation (Holding Income): The property includes three residential homes, a garage with an apartment, two commercial retail buildings (formerly an antique store), and a 3-bay pole barn. These existing structures offer immediate, passive cash flow to offset holding costs during engineering, site design, and municipal zoning/permitting phases.



This property is being offered as a prime land redevelopment site, with existing improvements valued primarily for their ability to generate immediate holding income during pre-construction planning.

As enterprise data center projects continue to scale rapidly, the immediate region faces an unprecedented demand for supporting commercial infrastructure. Thousands of incoming trade professionals, site managers, and corporate logistics teams pass this property daily, encountering an extreme deficit in essential services.

With approximately 20 expansive acres and prime highway exposure, developers have the rare canvas required to build a multi-anchor commercial hub—capturing immediate trade-area retail revenue while capitalizing on long-term regional economic expansion.



Address

239 W. Second Street
Berwick, PA 18603

advancedrealtysoltns@gmail.com

13.03.30

1. Rental & Leasing Support

Whether you're a landlord or a tenant, we manage the process of renting and leasing with ease, ensuring clear terms and reliable matches.

2. Real Estate Marketing

We create high-impact listings with quality photos, descriptions, and targeted advertising to give your property maximum visibility.

3. Investment Property Guidance

Looking to invest? We offer strategic advice, local market insights, and opportunities to help you grow your real estate portfolio confidently.



CORE PURPOSE

To help people buy, sell, and invest in real estate with confidence. We offer honest guidance, expert service, and a smooth experience every step of the way.

To be the most trusted real estate company in our community—known for putting people first, making homeownership easier, and creating lasting value for our clients.



Why Choose Us?



Our team understands the local neighborhoods and market trends.



We take time to understand your needs and goals.



We've helped many happy clients buy and sell their homes.