

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	5,904 SF
Price per SF	\$46.58
Lot Size:	0.38 Acres
Year Built:	1961
County:	Huntingdon
Municipality:	Mount Union Borough
Zoning:	CBD: Central Business District

PROPERTY HIGHLIGHTS

- Excellent location in downtown Mount Union's Central Business District.
- Lobby area with four teller stations, two private offices, and cubicle office area.
- Newly constructed break room and restroom on first floor.
- Lower level includes conference/training room, break room, and storage.
- Three Drive Thru Lanes; one with ATM.
- 12 On-site Parking Spaces.
- Concrete Block Structure, Painted Façade.
- New gas fired HVAC boiler & newly installed air conditioner units..



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PROPERTY DESCRIPTION



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Convenient downtown Mount Union bank location with 3-lane drive through available for sale. Building offers 2,958 SF of branch bank space with an additional 2,946 of finished basement. Onsite parking. No deed restrictions for banking will be included in sale which makes this an ideal location for a turn key retail bank branch.

The Subject Property was originally built in 1961 and has been well maintained. The Building has many recent upgrades including newly constructed break room and restroom on the first-floor, new gas fired HVAC boiler, and new air conditioning units.

LOCATION DESCRIPTION

Located in the heart of the Mount Union Central Business District on Shirley Street. Onsite parking and drive thru access. Mount Union is located in Huntingdon County along the banks of the Juniata River. Mount Union is easily accessible via routes US-22 and US-522.



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EXTERIOR PHOTO



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ADDITIONAL PHOTOS



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AERIAL

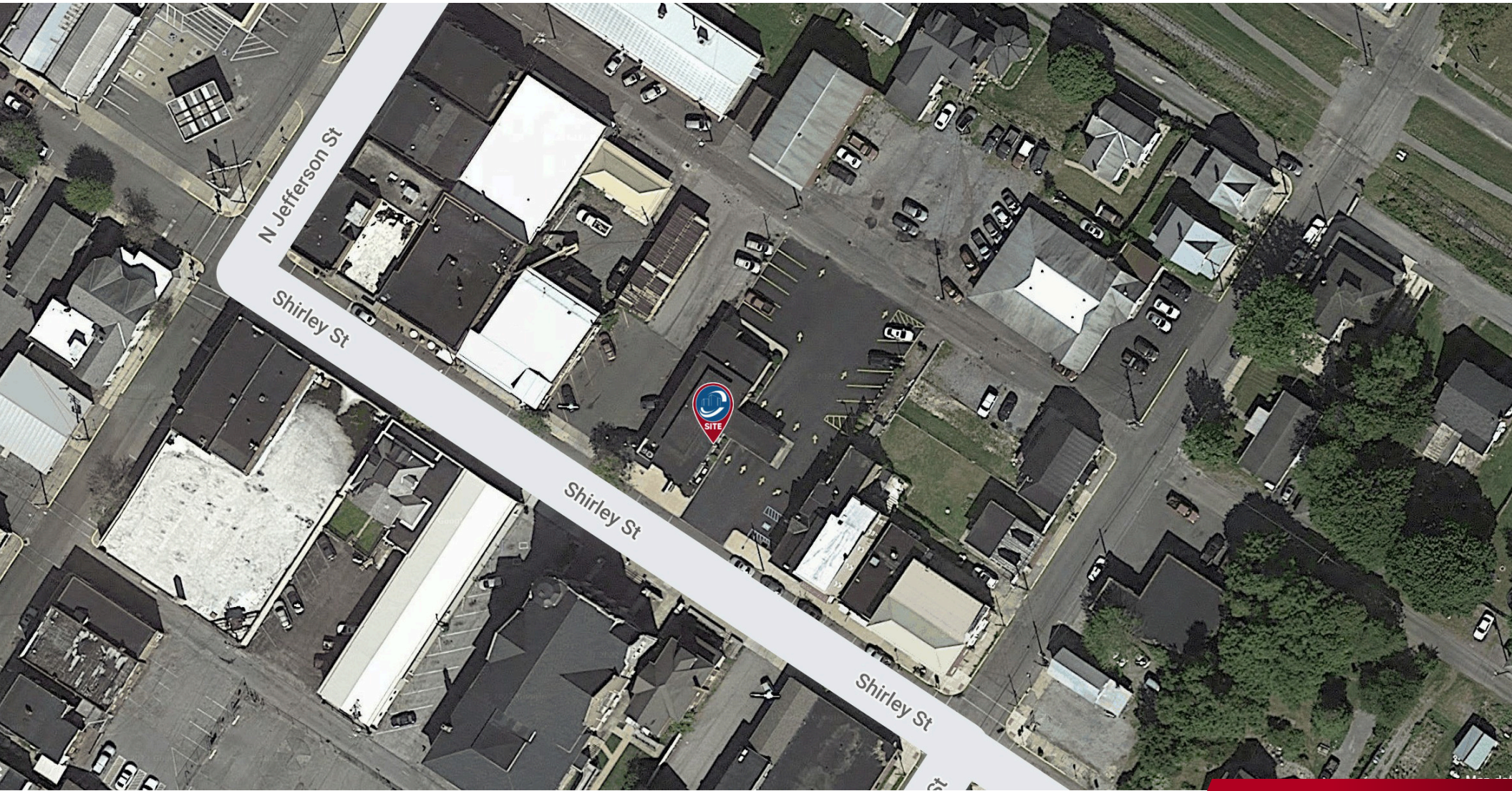


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OVERHEAD

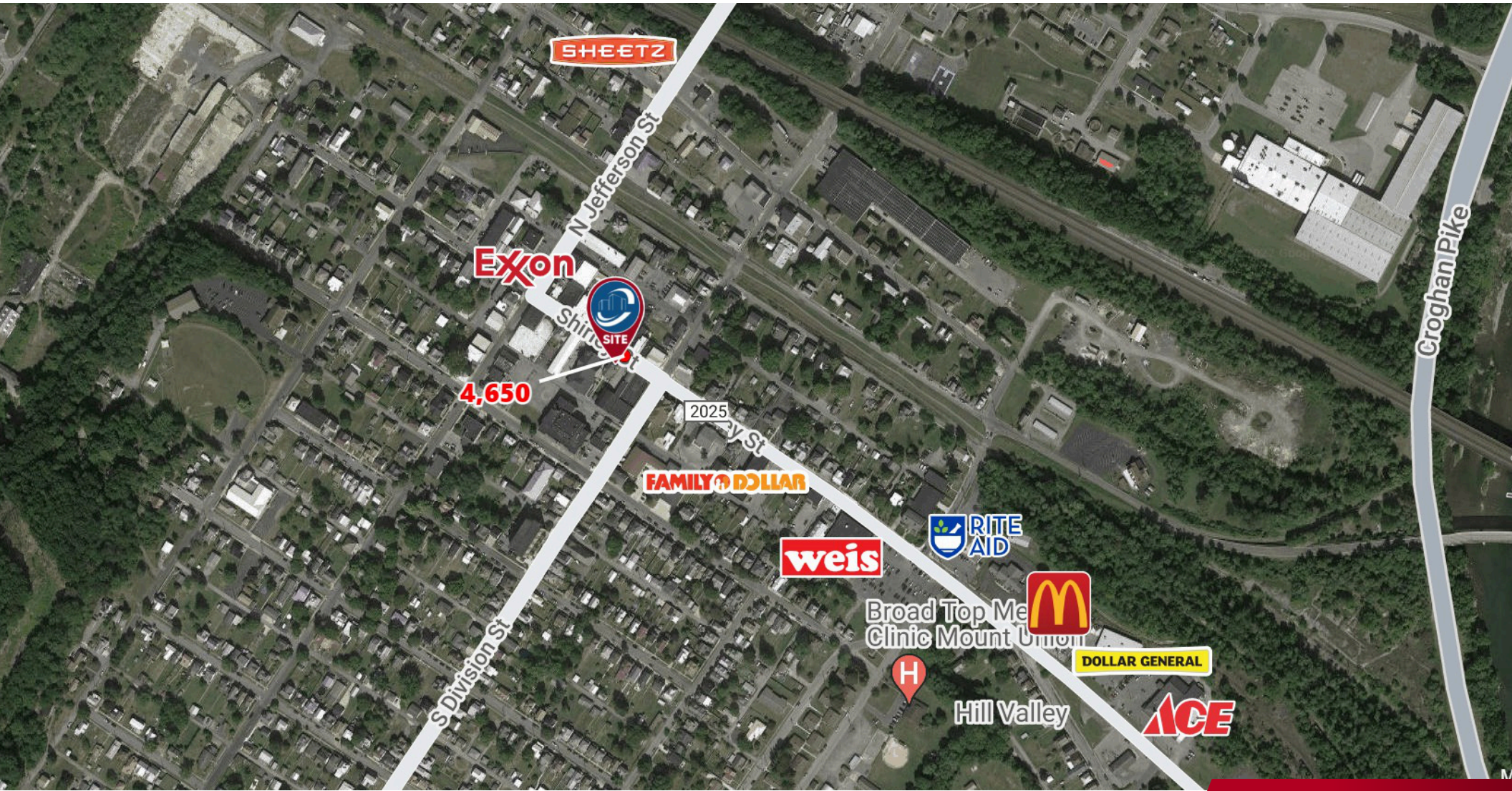


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LOCATION MAP



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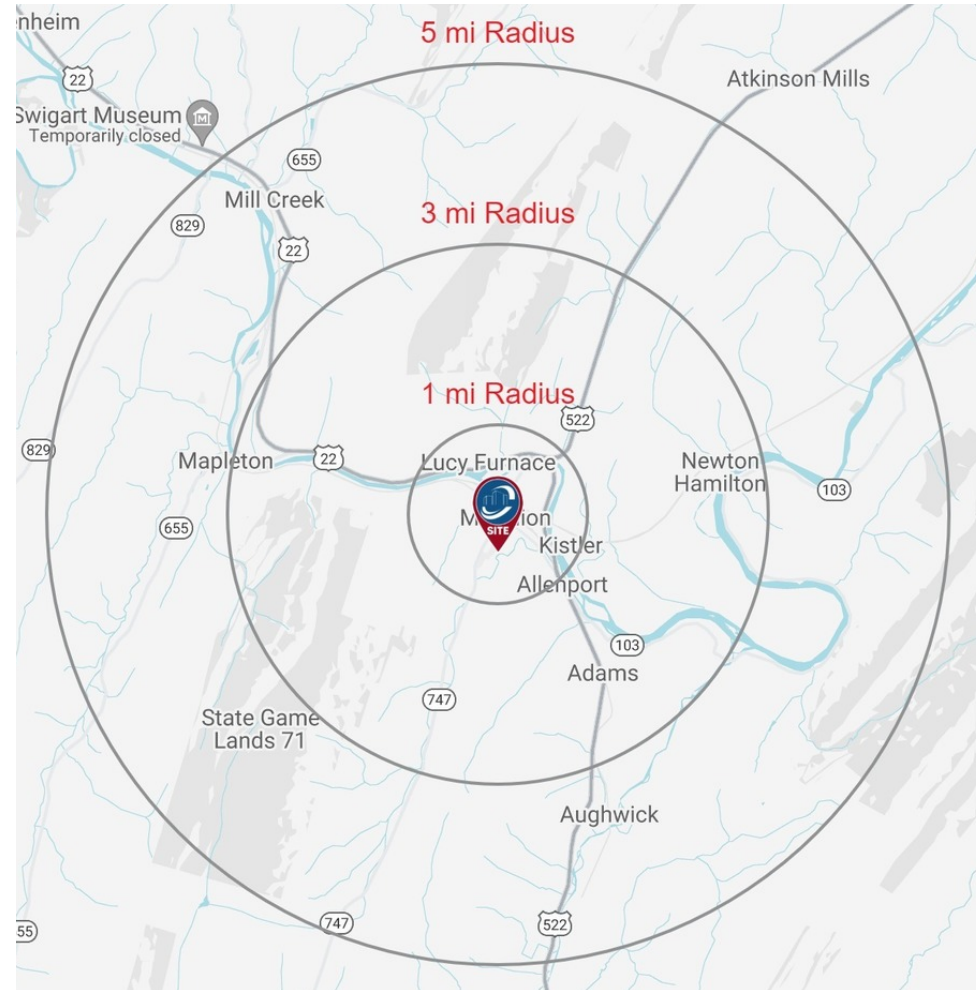
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,403	4,752	7,055
Average Age	39.2	40.5	41.8
Average Age (Male)	37.1	38.4	39.9
Average Age (Female)	39.6	41.3	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,541	2,086	3,002
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$37,428	\$39,974	\$42,692
Average House Value	\$127,230	\$122,922	\$122,765

* Demographic data derived from 2010 US Census



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