

FOR SALE OR LEASE



3126 WILMINGTON ROAD NEW CASTLE, PA

UP TO 12,500 RSF AVAILABLE

OXFORD
REALTY SERVICES, INC.

PROPERTY DESCRIPTION

BUILDING SIZE

12,500 RSF – Total

AVAILABLE PREMISES

- 6,250 RSF - Ground Floor
- 6,250 RSF - Main Floor

PROPERTY HIGHLIGHTS

- Exceptional construction with plentiful on-site parking for patients and staff
- Brand-new roof and meticulously maintained by long-term ownership
- Fully equipped medical buildout featuring specialized HVAC in operatories for superior air quality
- True turnkey solution - move in and start seeing patients immediately
- Low upfront costs with minimal capital improvements needed for re-occupancy
- Strategic location in a thriving hub of medical and professional offices along a busy commercial corridor



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PROPERTY DESCRIPTION

PROPERTY SUMMARY

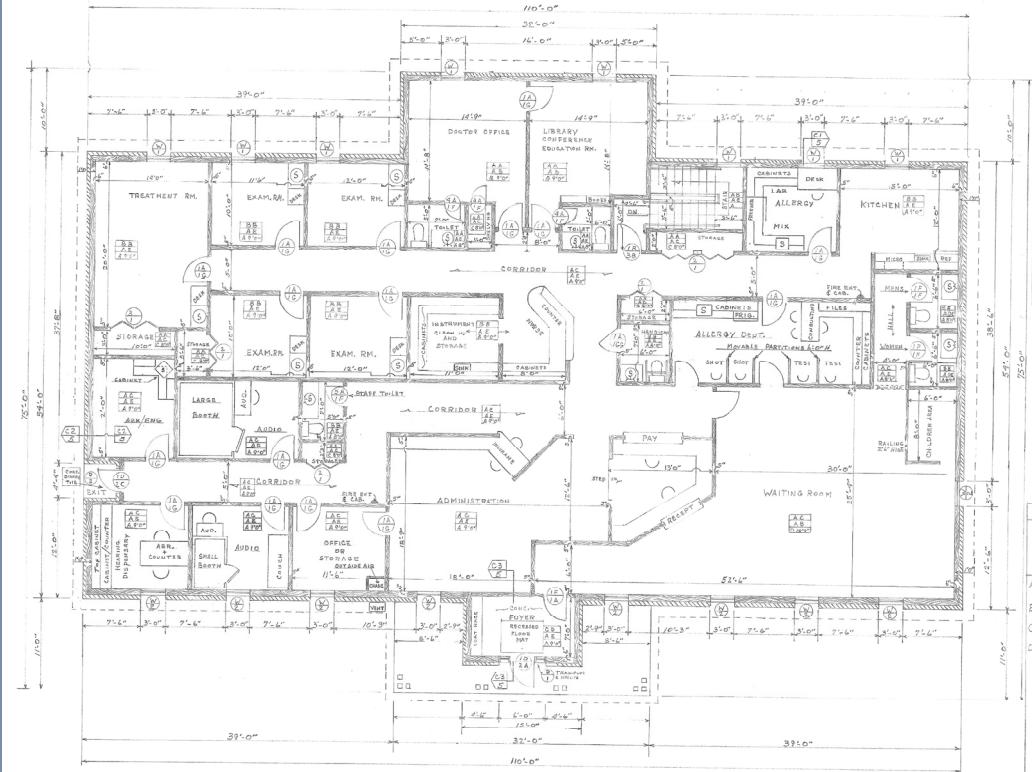
Lot and Block No:	25-2403-0176A (Lawrence County)
Building:	Approximately 12,500 SF
Zoning:	C2 - Highway Commercial District (Neshannock Township)
Type:	Commercial - Medical / Office
Gross Land Area:	Approximately 3.02 Acres
Year Built:	Built 1990
Construction Type & Finish:	Two story masonry construction medical office building with brick finish
Parking Area:	Approximately 40 parking spaces on-site
Roof:	Asphalt Roof
Utility Companies:	
Water/Sewer:	PA American Water / Neshannock Sewer Service
Electric:	First Energy/Penn Power
Gas:	Columbia Gas
Property Includes:	<ul style="list-style-type: none">-Two (2) fully equipped operating rooms-Sound proof room for hearing testing-Control center for operating rooms-Backup generator



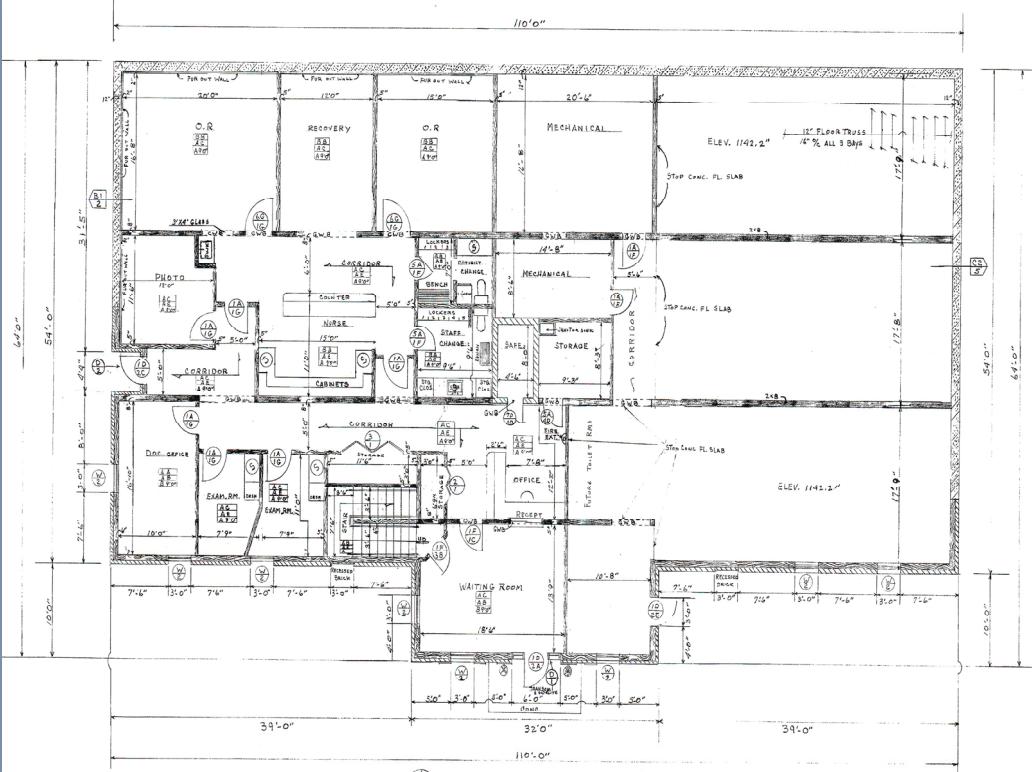
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FLOOR PLANS

MAIN FLOOR



GROUND FLOOR



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INTERIOR PHOTOS



3126 WILMINGTON ROAD

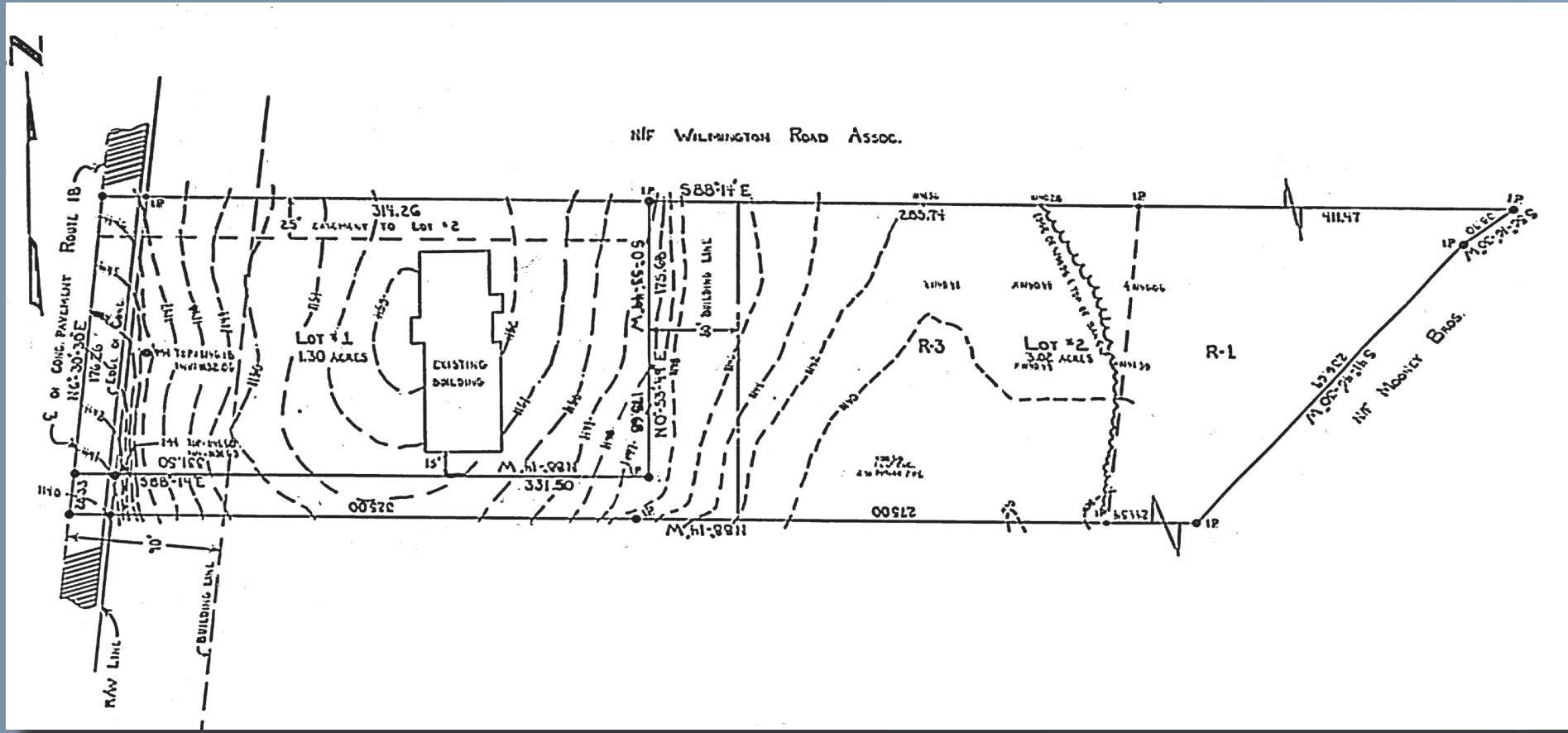
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PROPERTY SURVEY



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PROPERTY LOCATION



- 7 Minutes to UPMC Jameson Hospital
- 20 Minutes to Sharon Regional Medical Center
- 30 Minutes to Grove City Hospital

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	3,268	18,290	43,361
HH Income	\$113,117	\$86,236	\$71,223

TRAFFIC COUNTS

15,019 Vehicles daily – Wilmington Road

For more information please contact:

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