

BUTLER COUNTY

RETAIL FOR LEASE

BUFFALO PLAZA, 400 BUFFALO PLAZA, SARVER, PA 16055

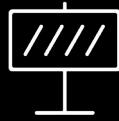


JOIN STARBUCKS!



PROPERTY HIGHLIGHTS

- 2,400 SF Available
- Join Starbucks - now open!
- Anchored by Giant Eagle Supermarket
- Great visibility - two pylon signs
- Signalized intersection
- 1.5 Miles from Route 28
- \$18.00 per SF NNN



pylon signage
available



prime retail
location



signalized
intersection

FOR MORE INFORMATION, CONTACT:

ADAM JOYCE

ajoyce@hannacre.com

412 261 2200

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

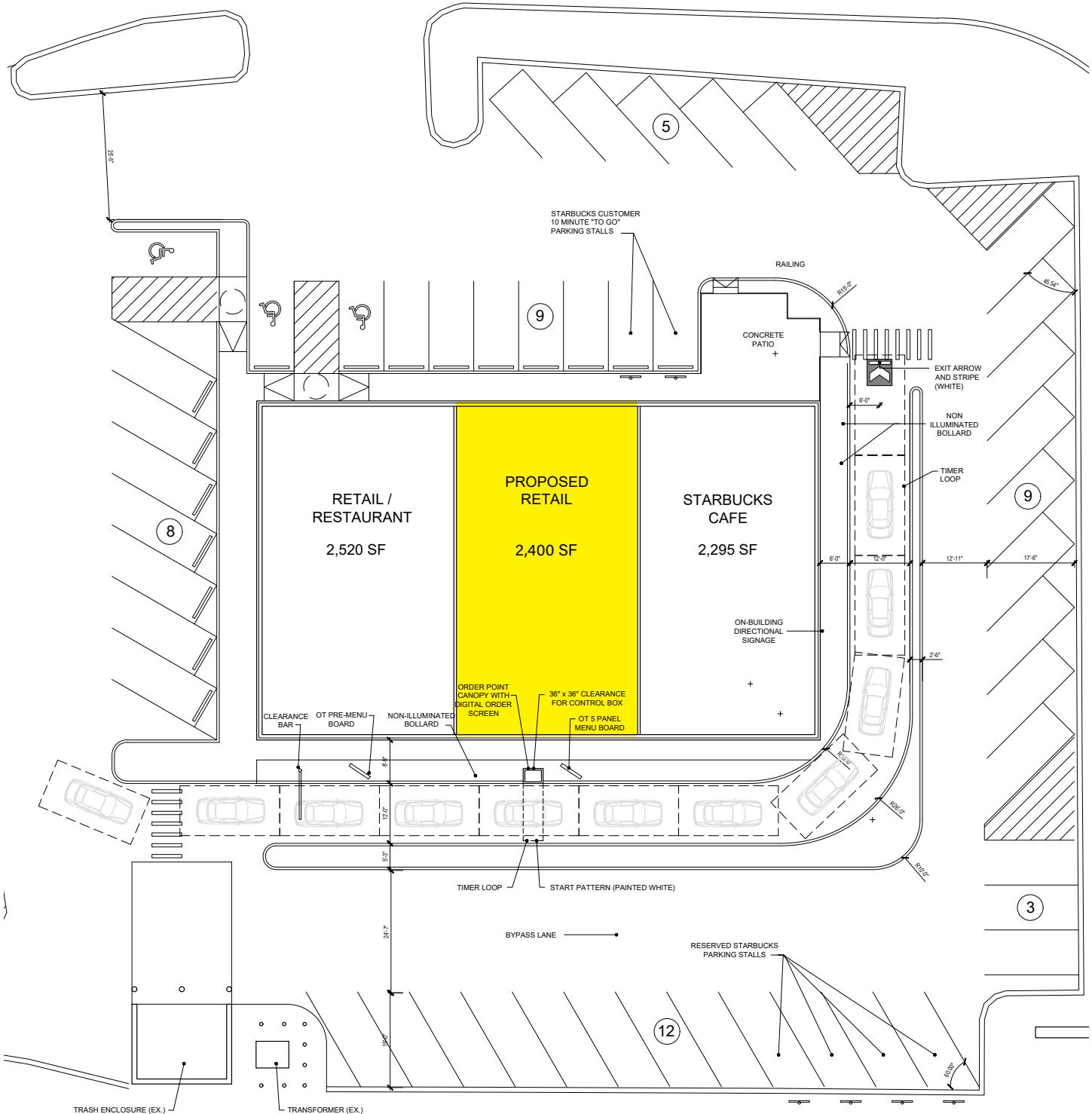
PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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The logo for Hanna Commercial Real Estate. It features a stylized graphic of four squares in the upper left corner: a large dark green square on top, a smaller dark green square to its right, a large black square below the green one, and a smaller black square to its right. To the right of this graphic, the word "HANNA" is written in a large, bold, dark green sans-serif font. Below "HANNA", the words "COMMERCIAL REAL ESTATE" are written in a smaller, dark green sans-serif font.

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,569	9,057	18,216
AVG. HH INCOME	\$109,543	\$100,875	\$93,461
HOUSEHOLDS	605	3,423	7,490
CONSUMER SPENDING	\$22.8M	\$127.7M	\$251.8M



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