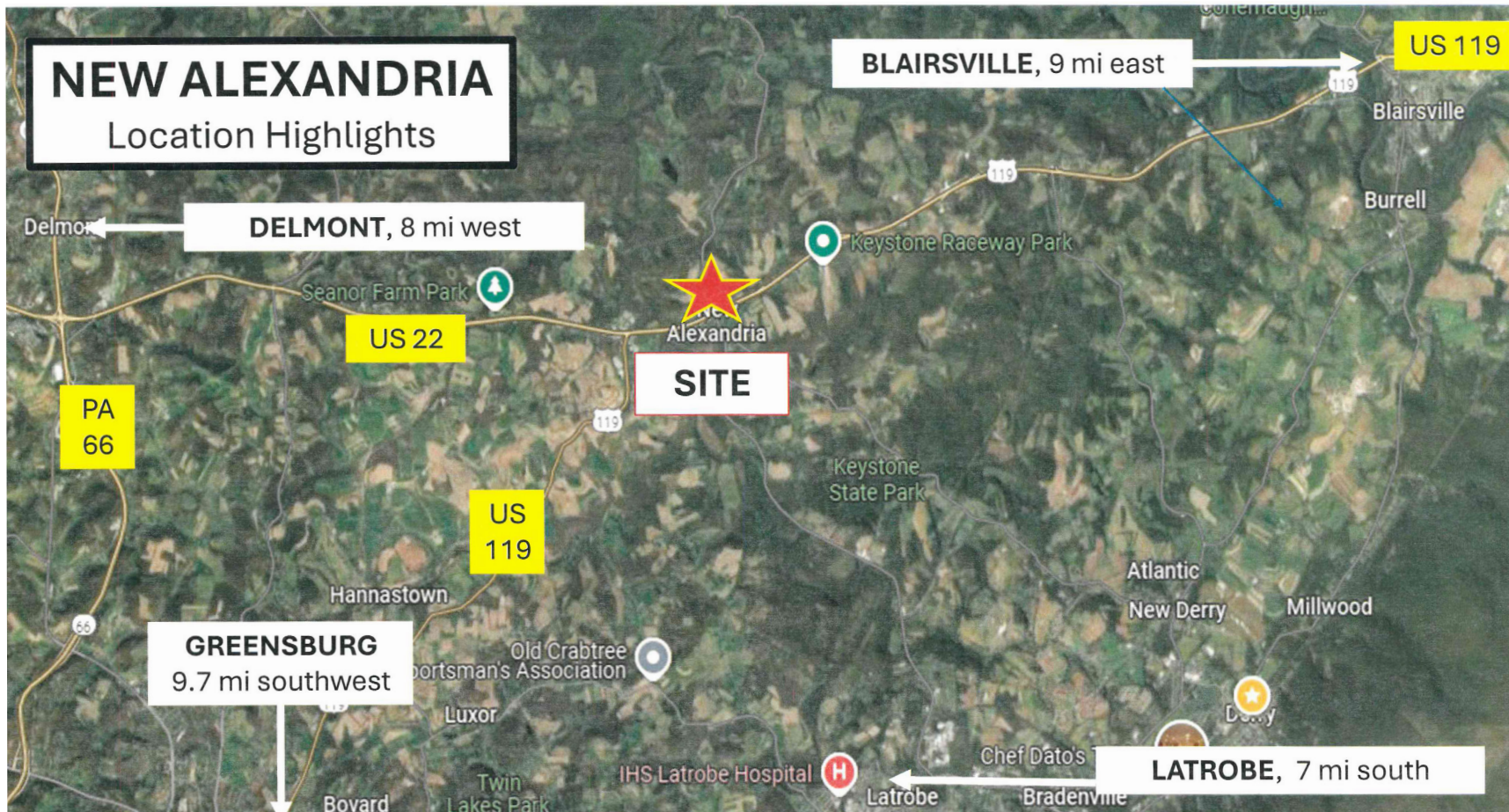


# FOR SALE

## COMMERCIAL LAND 2.14 ACRES

**NEW ALEXANDRIA, PA 15670**

Adjacent the Dollar General at 8364 US 22



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

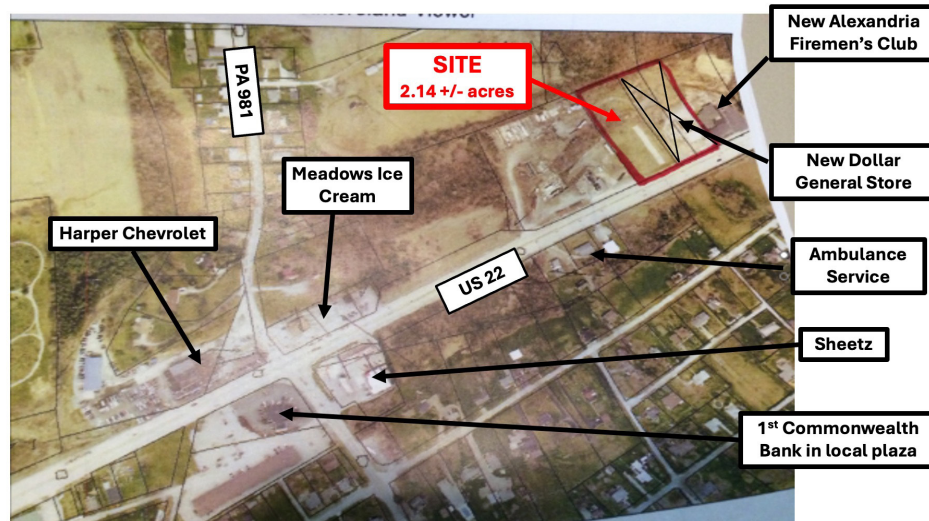
BOB LASSER 724.494.5718 | [bobl@harvestcre.com](mailto:bobl@harvestcre.com)

HCRC | 4848 Route 8, Unit 2 | Allison Park, PA 15101

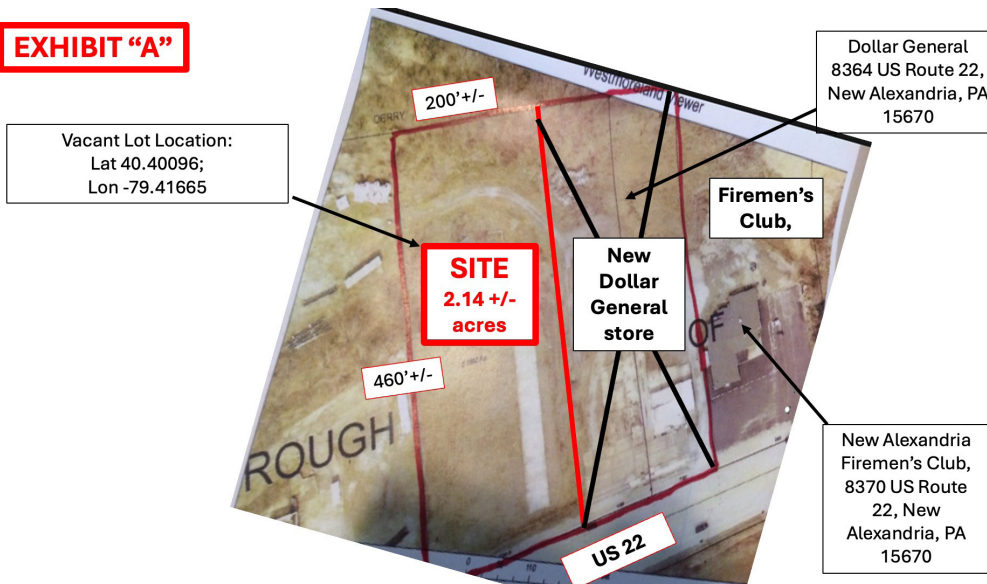
Information contained herein has been obtained from sources deemed reliable,  
but it is not guaranteed and subject to change without notice.

# PROPERTY SPECIFICATIONS

New Alexandria, Westmoreland County, PA 15670



## EXHIBIT "A"



PARCEL	22-01-11-0-022
ZONING	No zoning in New Alexandria Borough
TRAFFIC COUNT	19,000 east of the PA 981 intersection with US 22 32,000 west of the intersection
POPULATION	1 / 3 / 5 miles 713 / 2,193 / 6,472
HOUSEHOLDS	1 / 3 / 5 miles 319 / 959 / 2,741
MEDIAN HOUSEHOLD INCOME	1 / 3 / 5 miles \$68,942 / \$66,126 / \$70,133
LATITUDE	40.40096
LONGITUDE	-79.41665
BUSINESS/ RETAIL	Sheetz, the Meadows Custard, DG Market, C Harper Chevrolet, First Commonwealth Bank, US Post Office, H&R Block, Keystone Pharmacy, Keystone Kitchen Restaurant, Fox's Pizza, Beaver Tire Sales, and more
UTILITIES	<b>Sewer:</b> Derry Township Municipal Authority <b>Water:</b> Well on site, Westmoreland Municipal Water Authority is across US 22 <b>Gas:</b> People's Gas <b>Electric:</b> Penn Electric/First Energy
SALE PRICE	\$350,000



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