

FOR SALE

# Route 22 & Triangle Lane

Murrysville, PA 15632



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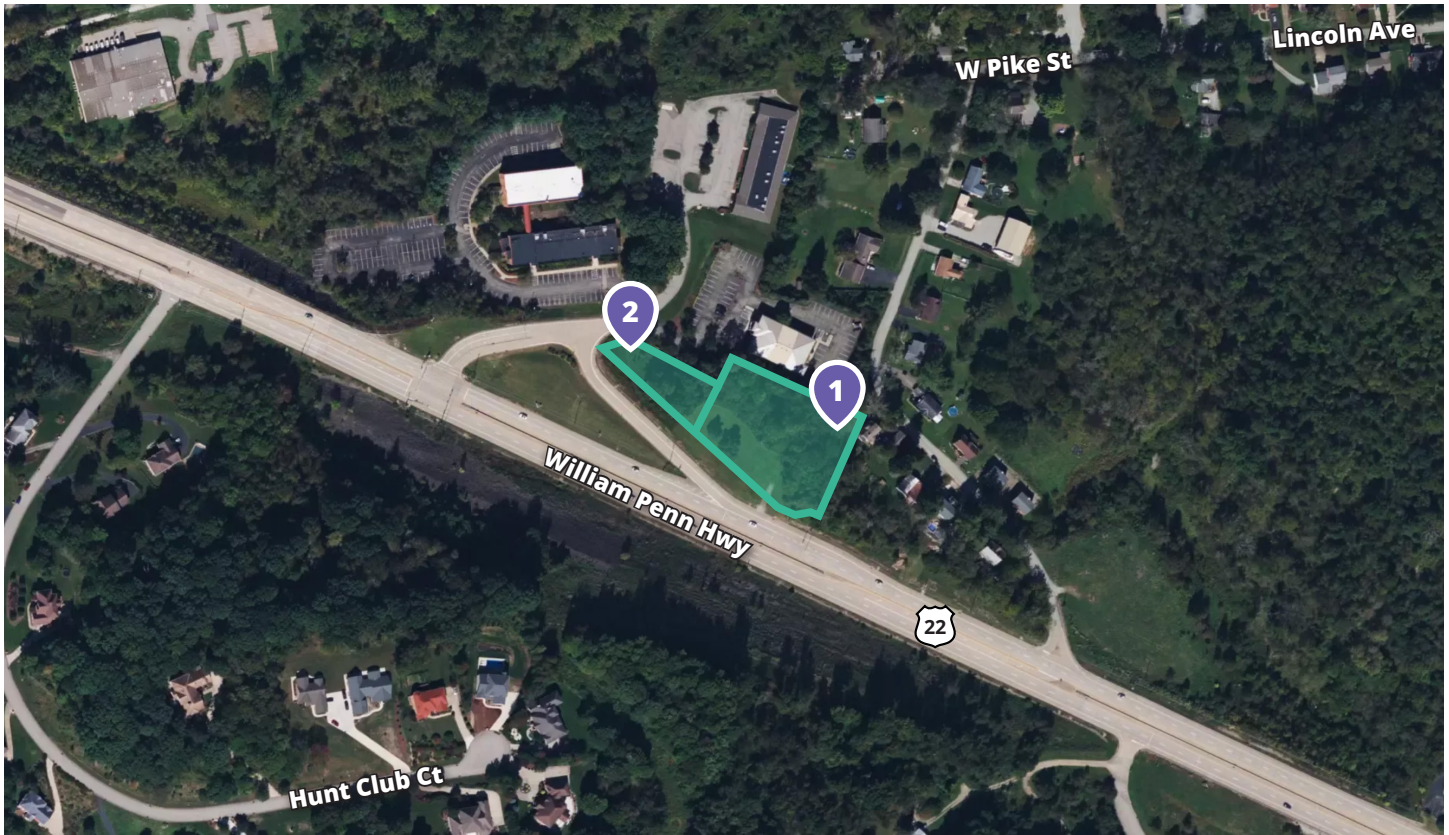
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Land for Sale

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## PARCELS

**1** Parcel 1  
1.5 ac · 65,340 sf lot  
General Comercial

**2** Parcel 2  
0.7 ac · 28,750 sf lot  
General Comercial

## HIGHLIGHTS

- Asking price: \$600,000
- 2.16 acres of commercial land on two parcels
- Excellent opportunity for a variety of business and light industrial uses
- Serviced by all public utilities, including West Penn Power, People's Gas, FTMSA sewage & MAWC water
- Business District Zoning

## DEMOGRAPHICS IN A 5-MILE RADIUS



**54,922**  
Population



**\$136,583**  
Average household income



**37,000 ADT**  
Vehicle traffic count

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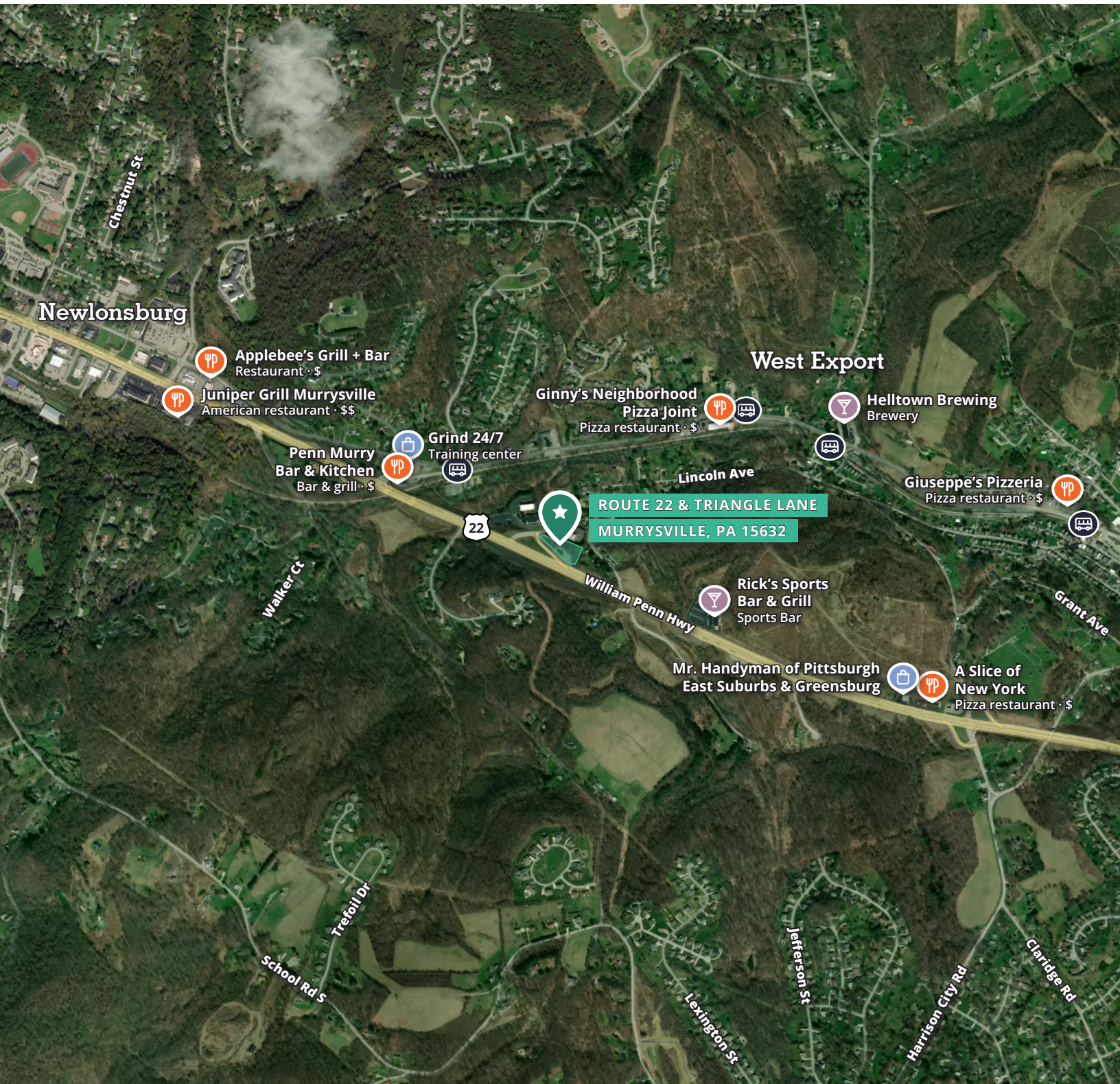
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