



BERKSHIRE HATHAWAY
HomeServices

The Preferred Realty

Middlesex Crossing

Located in Middlesex Township
Route 8 and Route 228
Valencia, PA 16059



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Cranberry Office
730 Parkwood Drive • Cranberry Twp

Middlesex Crossing

Commercial Lot Glossary

Lot C-1A: \$1,100,000 - 2.02 acres
Proposed quick-service restaurant

Lot C-1B: \$1,200,000 - 2.21 acres
Proposed sit-down restaurant

Lot C-1C: \$1,100,000 - 1.10 acres
Proposed quick-service restaurant

Lot C-1D: \$1,600,000 - 0.83 acres
Proposed bank with drive-thru

Lot C-1E: \$650,000 - 0.50 acres
Proposed coffee shop

Lot C-2A: \$1,855,000 - 2.00 acres
Proposed pharmacy

Lot C-2B: 9 available spaces, totaling approx. 13,500 sq. ft.
Proposed strip mall center with shops and restaurants

Lot C-2C: \$1,750,000 - 3.50 acres
Proposed gas station with convenience store

Lot C-2D: \$1,050,000 - 1.33 acres
Proposed professional office building

Lot C-3A: \$2,050,000 - 8.57 acres
Proposed grocery store with attached spirits shop, eatery, or specialty store

Lot C-3B: \$1,050,000 - 4.51 acres
Proposed medical or professional office building

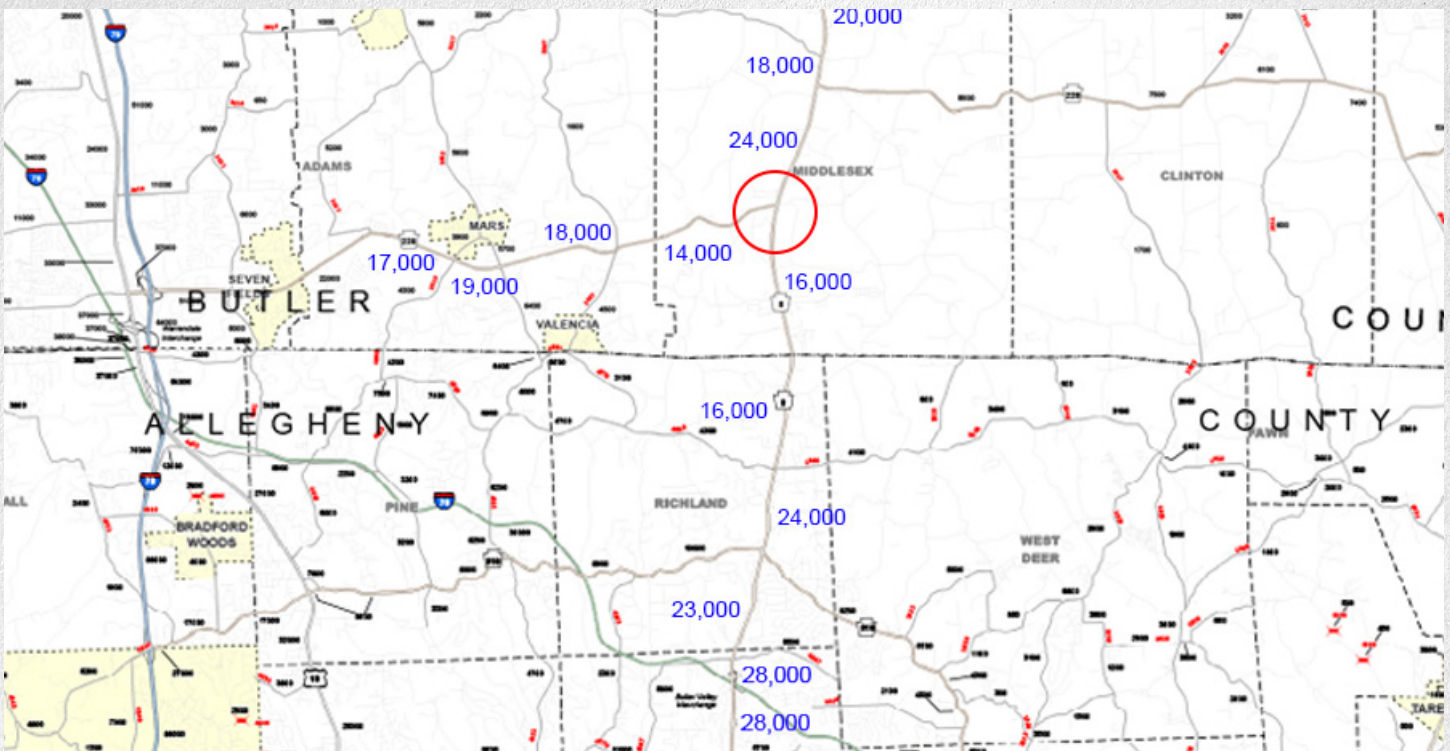
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Traffic Information for Site Area



Community Information for Site Area

	Middlesex	Adams	Pine
Population:	7,450	14,015	13,337
Median Home Value:	\$206,600	\$365,700	\$383,900
Median Household Income:	\$66,896	\$117,790	\$148,795
Median Persons Per Household:	2.73	2.68	2.85
Median Age:	44.8 years old	37.6 years old	37 years old
Persons Under 5 years old:	05.0%	04.8%	04.6%
Persons Under 18 years old:	20.5%	24.9%	28.6%
Persons Over 65 years old:	17.8%	13.6%	09.4%
Male to Female Ratio:	52.5 : 47.5	50.3 : 49.7	50.7 : 49.3
Population Growth (2010-2018):	05.8% +	20.2% +	16.0% +

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Site Vicinity Map and Details



Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Retail, Office, Restaurant, Gas Station, Grocery
Development Acreage:	94.07 AC
Total Commercial Lots:	11
Total Townhouses:	40
Total Single-Family Homes:	108
Zoning Description:	Town Center
APN/Parcel IDs:	230-S18-A5, 230-S18-A6, 230-S18-A7, 230-S18-A8, 230-S18-A9

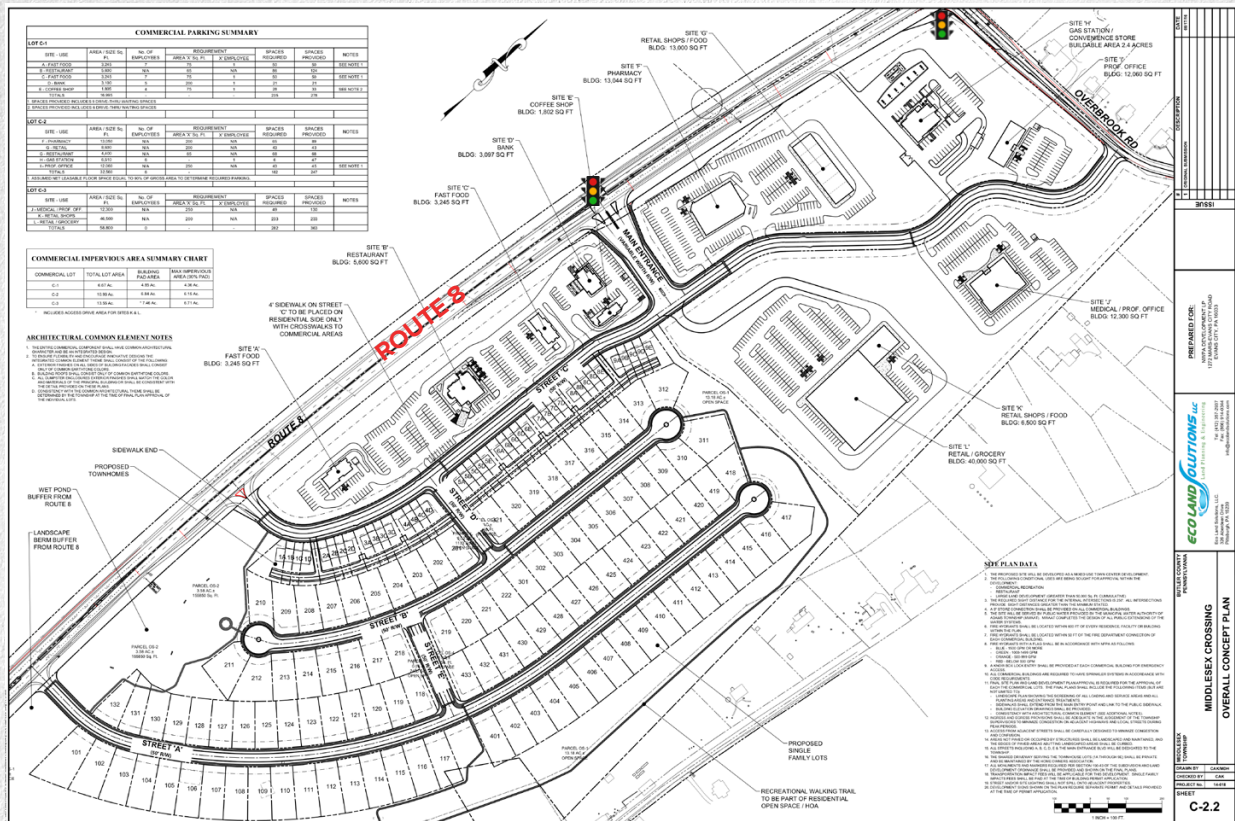
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Proposed Plat Map and Detailed Lot C-2B Placement



**** Lot C-2B (strip mall center) is positioned perpendicular to Route 8 to create great visibility for strip mall center businesses from the four-way traffic light at Route 8 and Route 228 and the three-way traffic light at Route 8 and Benton Blvd.!**

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Development Features



Waterfall & signage at corner of Route 8 & Route 228. Three-way intersection at Rt. 8 & Benton Blvd.



Commercial lots sit adjacent to community of 148 residential lots.

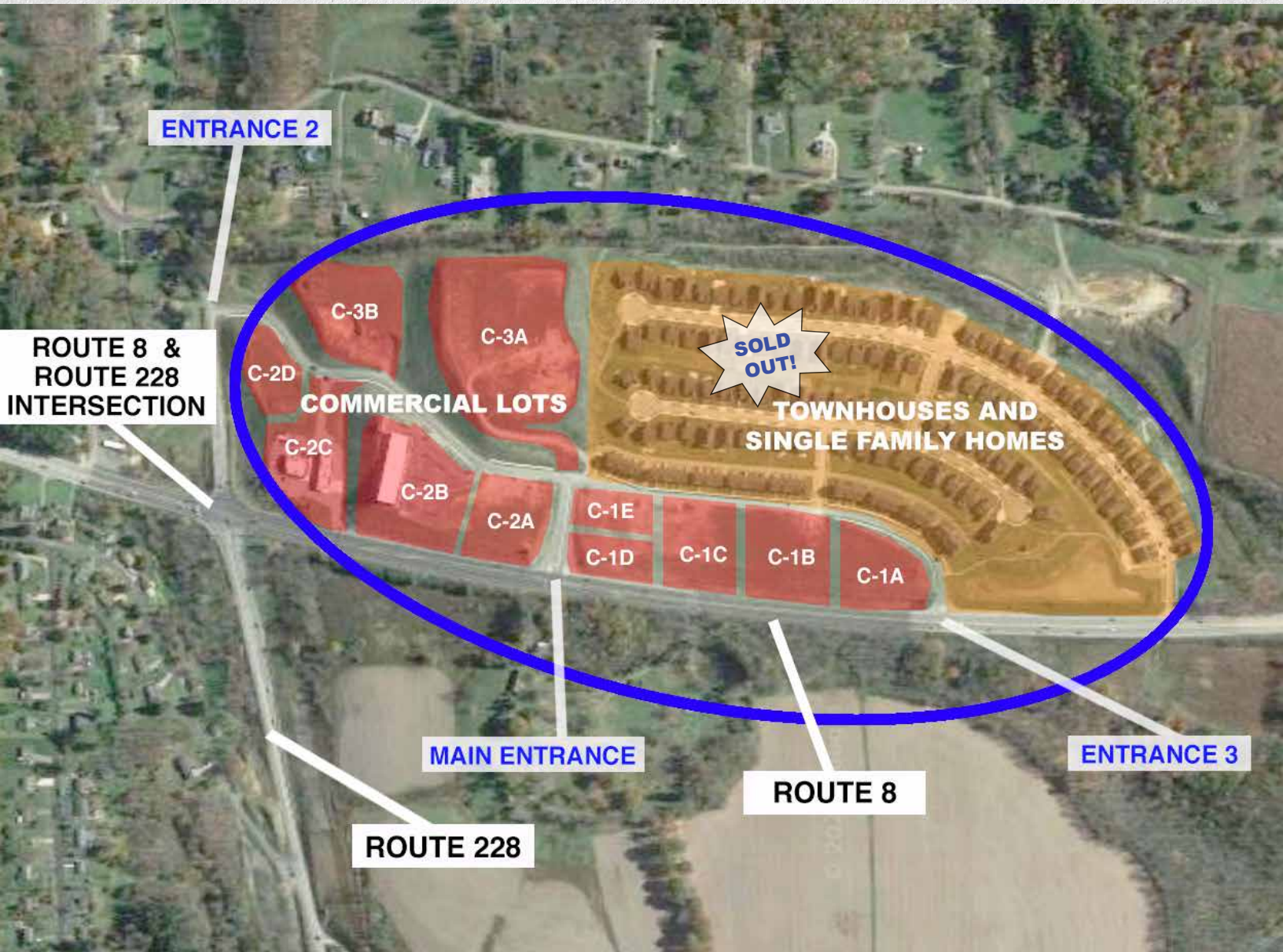
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Satellite Image Of Development



Base picture from current (June 2021) Google Earth.
The residential lots are currently all SOLD OUT.

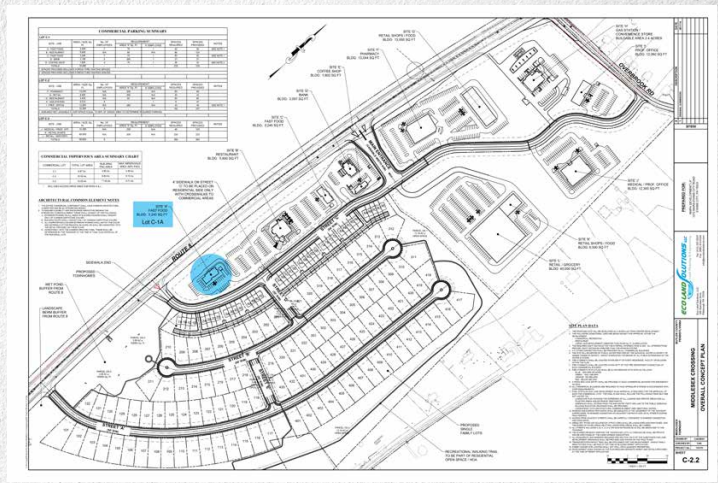
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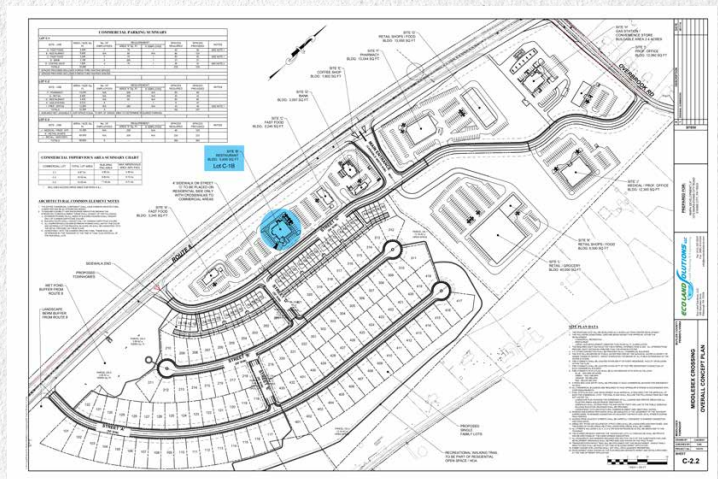
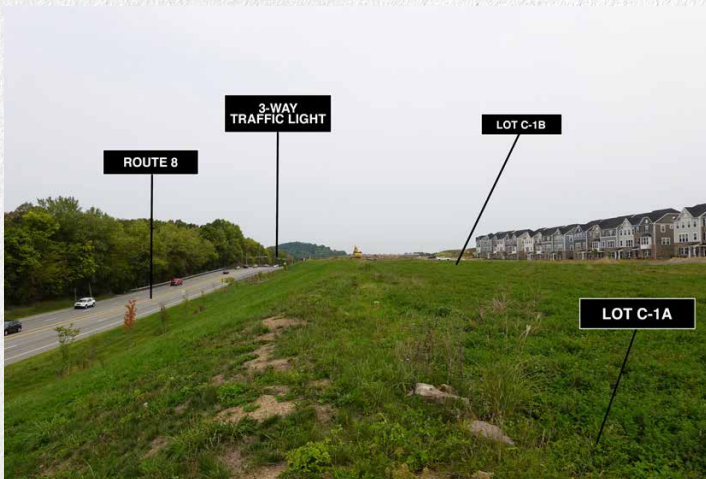
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Lot C-1A • \$1,100,000 • 2.02 acres



Pad ready site for Lot C-1A for proposed use as a quick-service food restaurant. Easy access off Route 8 at intersection of Route 8 & Adair Ave, Lot C-1A located at corner. Vast visibility from Route 8! The 2.02 acre lot has a 1.22 acre buildable pad.

Lot C-1B • \$1,200,000 • 2.21 acres



Pad ready site for Lot C-1B for proposed use as a sit-down restaurant. Great visibility from Route 8 and plenty of parking for patrons. Attached housing development offers the potential for immediate customers. The 2.21 acre lot has a 1.68 acre buildable pad.

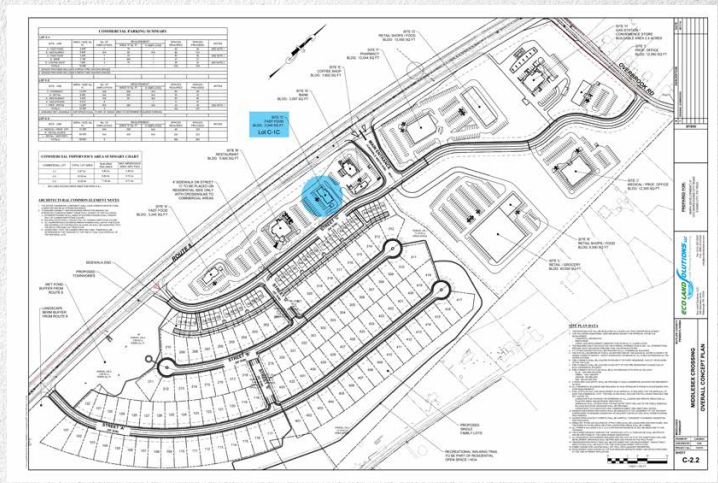
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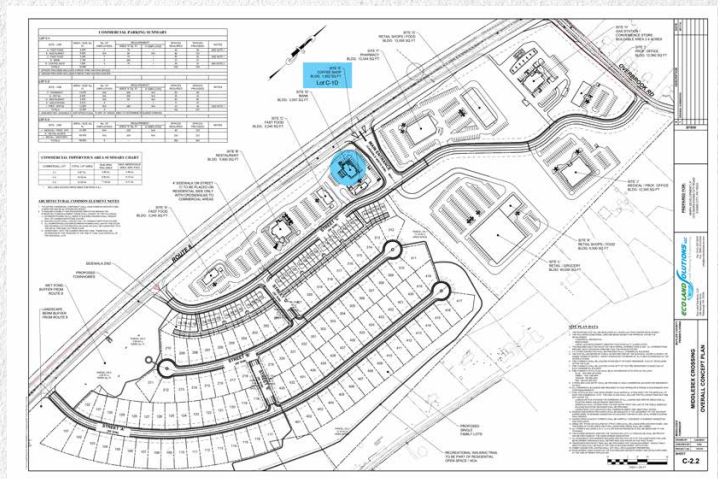
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Lot C-1C • \$1,100,000 • 1.10 acres



Pad ready site for Lot C-1A for proposed use as a quick-service food restaurant. Easy access off Route 8 at intersection of Route 8 & Benton Blvd. (main entrance for development). Vast visibility from Route 8! The 1.10 acre lot has a 0.84 acre buildable pad.

Lot C-1D • \$1,600,000 • 0.83 acres



Pad ready site for Lot C-1D for proposed use as a bank with a drive-thru. Lot C-1D will be first lot on right side of Benton Blvd. (main entrance to development) with great visibility from Route 8. The 0.83 acre lot has a 0.67 acre buildable pad.

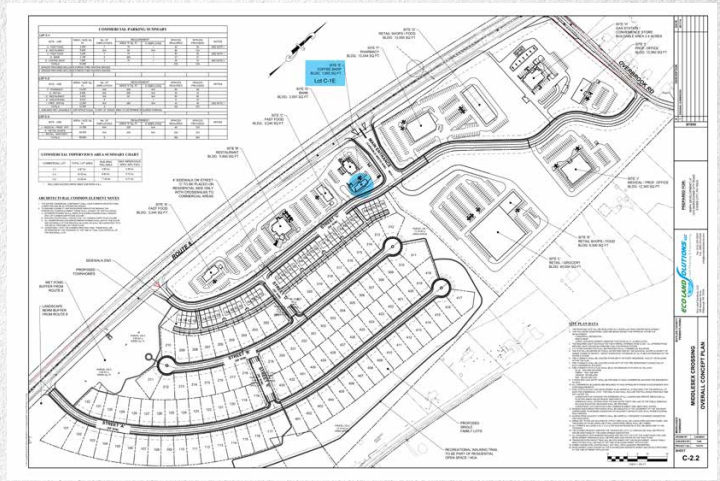
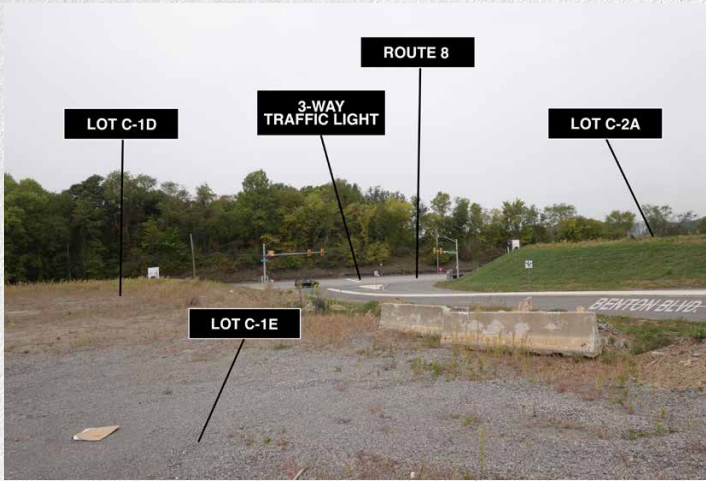
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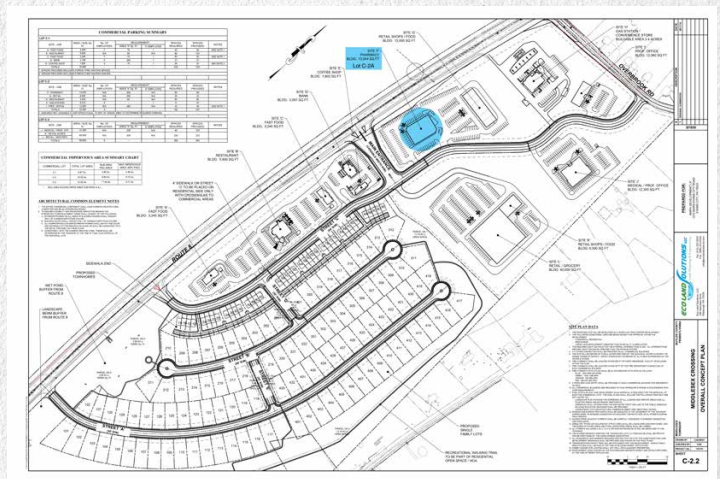
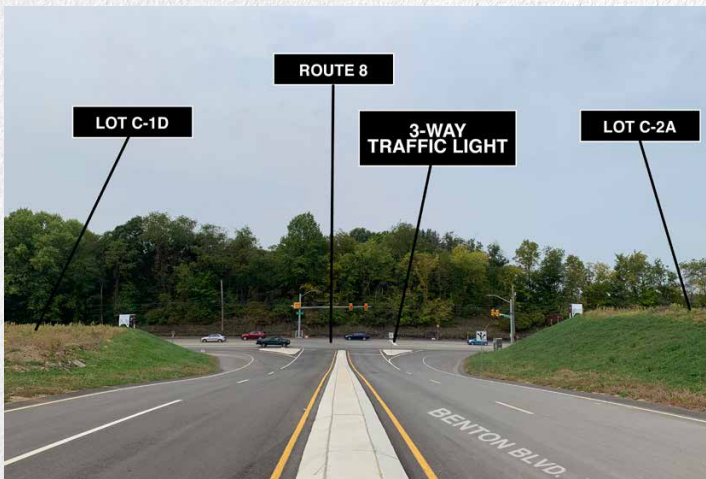
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Lot C-1E • \$650,000 • 0.50 acres



Lot is on right as you enter through new main entrance off of Route 8 at traffic light at Benton Blvd, to corner of Adair Ave. Great location for a coffee shop! Close to schools, sport complexes and businesses, and adjacent to a housing plan! Lot has 0.45 acre buildable pad.

Lot C-2A • \$1,855,000 • 2.00 acres



Main entrance off of Route 8 at new traffic light onto Benton Blvd into Middlesex Crossing development. Proposed use as a pharmacy/store. Lot C-2A will be 1st lot on left side of Benton Blvd with great visibility from Route 8. The 2 acre lot has a 1.64 acre buildable pad.

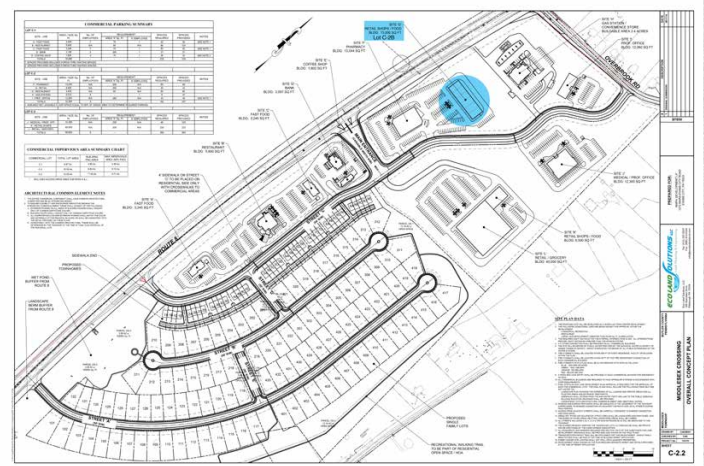
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Lot C-2B • FULLY LEASED!



Fantastic commercial property at the highly visible & high traffic intersection of Route 8 & Route 228! The strip mall center will be made up of retail shops and an end cap restaurant with outdoor seating. Construction started in late June of 2020. Construction of the exterior is currently complete and interior build-outs are now starting for tenants with signed leases!

Lot C-2B • Current Status



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Lot C-2B • Retail Strip Mall Plans



First Floor Overall Plan for Middlesex Crossing Retail Strip Center



**9 possible spaces with potential to combine proposed spaces to create larger retail spaces if applicable

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Lot C-2B • Up-To-Date Site Photos



Businesses are already open or working on interior build outs! Building is fully leased!



Great visibility from Intersection of Route 8 and Route 228 (view from back corner of building)

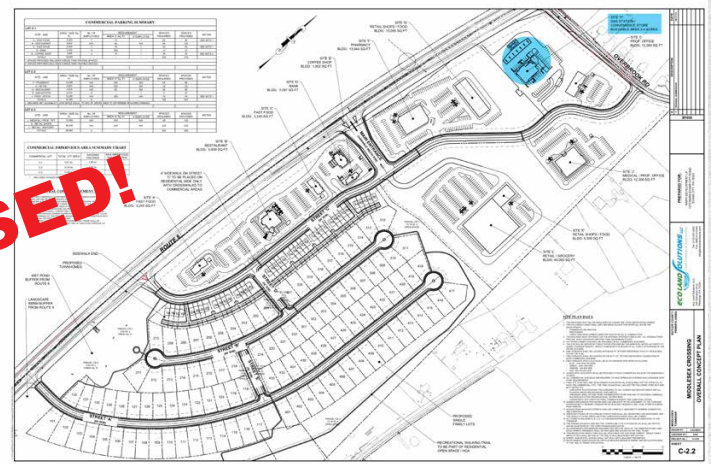
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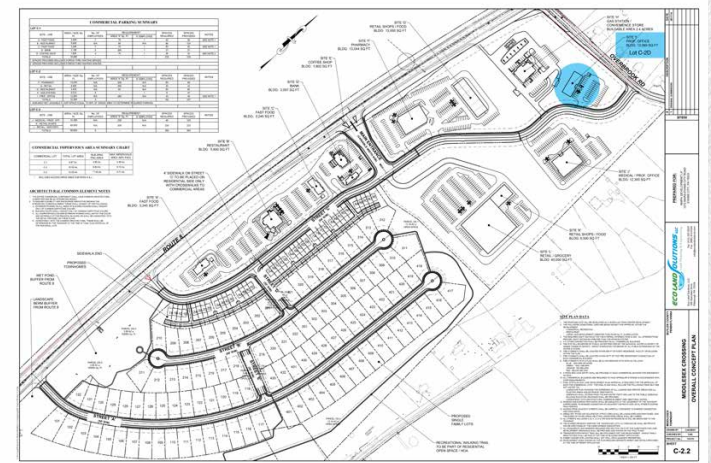
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Lot C-2C • \$1,750,000 • 3.50 acres



Pad ready site for Lot C-2C for proposed use as a gas station with a convenience store. Lot C-2C is located at the top of the hill on the corner of Route 8 and Route 228, offering great visibility from both of these highly traveled roads.

Lot C-2D • \$1,050,000 • 1.33 acres



Pad ready site, proposed for professional office building. Great visibility from 4-way traffic light at Rt. 8/ Rt. 228. Entrance off of Overbrook Rd (opposite of 228 at light). Adjacent to American Natural gas station. The 1.33 acre lot has a 0.85 acre buildable pad.

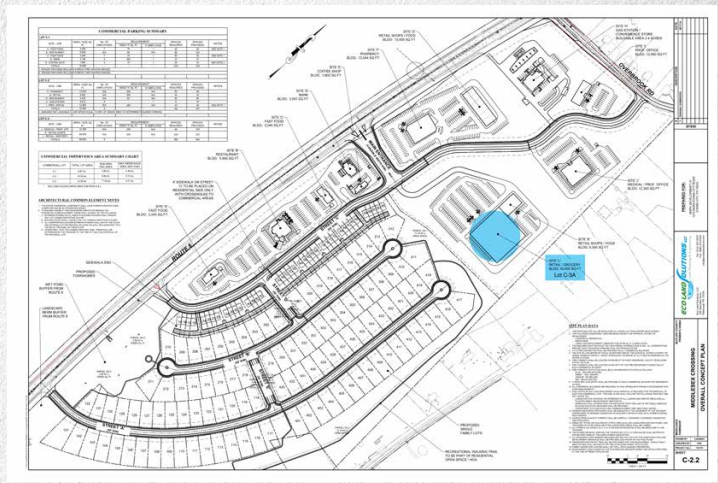
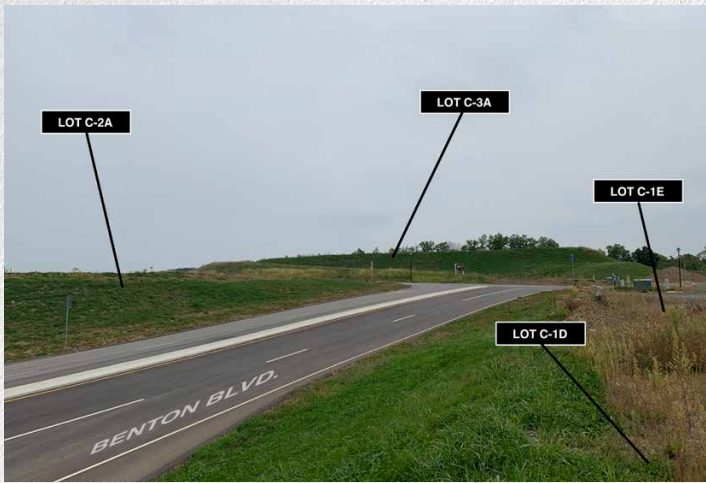
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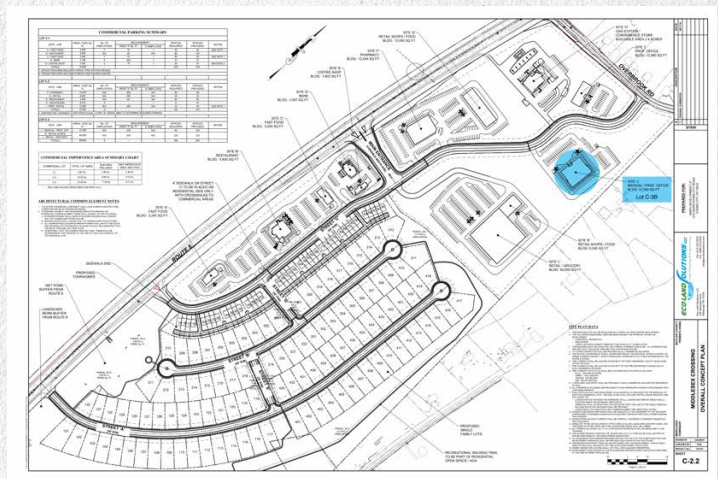
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Lot C-3A • \$2,050,000 • 8.57 acres



Main entrance off of Route 8 at new traffic light onto Benton Blvd into Middlesex Crossing development. Great visibility from Route 8. Proposed use as a grocery store with the possibility of adjacent specialty or spirits shop. This lot has a 4.71 acre buildable pad.

Lot C-3B • \$1,050,000 • 4.51 acres



Pad ready Lot C-3B is easily accessible off of Overbrook Dr. (opposite of Rt. 228), right onto Adair Avenue. Lot C-3B has separate parking lot, making it the perfect space for a busy medical or professional office building. The 4.51 acre lot has a 2.13 acre buildable pad.

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Sample Renderings for Commercial Sites



Lot C-1A



Lot C-1B



Lot C-1C



Lot C-1D



Lot C-1E



Lot C-2A



Lot C-2B



Lot C-3A



Lot C-3B

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Additional Images of Retail Strip Center (Lot C-2B)



End cap detail - Front of building
with brick facade



Ample parking with clearly marked handicap accessible
parking spots



Back of building



Custom deck for end cap business being built. Great
visibility from the 4-way intersection below!

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Panoramas of commercial lots



From L to R: Lot C-2B, American Natural Gas Station Lot C-2D, Adair Ave (road), and Lot C-3B



From L to R: 3-way traffic light main entrance off Route 8 onto Benton Blvd, Lot C-2A, and Lot C-2B



From L to R: Route 8, Commercial Lots (vertically) C-1A, C-1B, C-1C, C-1D, C-1E, and Residential units

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Panoramas of commercial lots



View of residential community, shot from Lot C-3A



From L to R: Lot C-1D & C-1E, 3-way traffic light entrance off of Route 8 on to Benton Blvd, Lot C-2A



Beautiful waterfall feature at the intersection of Route 8 & Route 228 with dedicated turning lanes

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