



## RETAIL PROPERTY FOR LEASE

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



**Presented By:**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.25 Acres
Zoning:	C1 Highway Commercial District
Traffic Count	30,000 VPD

### PROPERTY OVERVIEW

Ideal site for retail development! 1.25 high-visibility acres for ground lease in the fast growing community of North Strabane in Washington County.

### PROPERTY HIGHLIGHTS

- Flat development lot
- Full utilities
- 100% Usable
- Signalized Intersection
- Multiple points of ingress/egress

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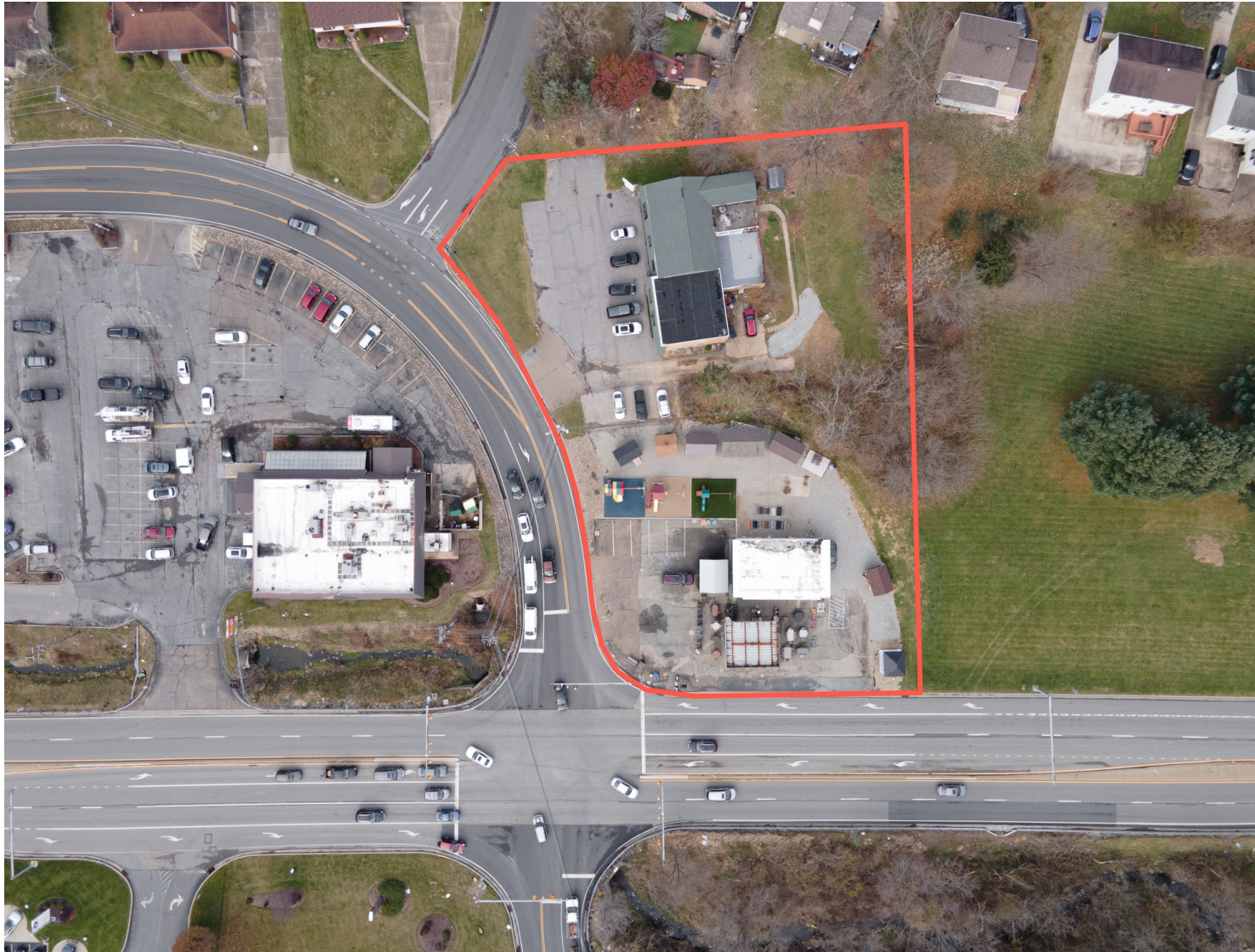
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## PROPERTY OUTLINE



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## RETAILER MAP



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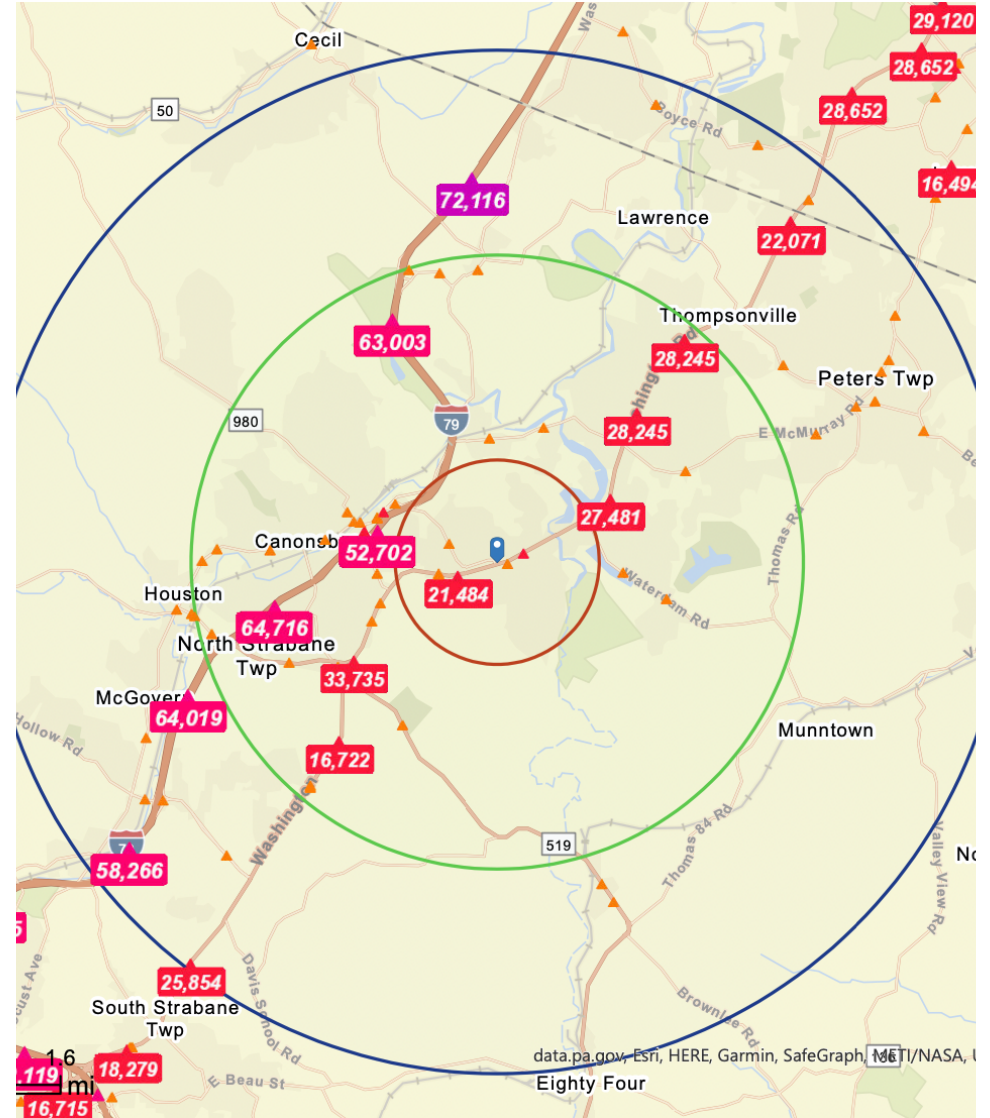
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## ADDITIONAL PHOTOS



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## PROPERTY DESCRIPTION



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Ideal site for retail development! 1.25 high-visibility acres for ground lease in the fast growing community of North Strabane in Washington County.

## ZONING USES

In the C-1 Highway Commercial District, only the following uses are authorized:

Permitted uses: Principal uses: Automobile service station. Bakery, candy or ice cream shop, including processing primarily for on-site sale. Bar or tavern. Beer distributor. Business or professional offices. Catering service, including rental hall. Commercial greenhouse. Commercial school. Convenience store. Day-care center. Day-care center or preschool facility in a place of worship or school. Drug store. Dry-cleaning pick-up store. Essential services. Financial institution. Food store. Forestry, subject to § 27-1410. Funeral home. Health club. Hotel or motel. Laundromat. Medical offices. Passive recreation. Personal services. Pet services. Pharmacy. Place of worship/places of assembly. Private club. Public utility building or structure. Residence in combination with business. Restaurant, carry-out. Restaurant, fast-food. Restaurant, sit-down. Retail businesses. Temporary use or structure, other than a construction trailer, model home or sales office, subject to § 27-1905. Vehicle accessories sales and installation. Vehicle rental, sales and service. Vehicle repair garages. Oil and gas pipelines and temporary water pipelines, subject to § 27-1413.

Accessory uses: Drive-through facilities, subject to § 27-1406. No-impact home-based business. No-impact home-based business or home occupation in a dwelling that is a nonconforming use. Off-street parking and loading, subject to Part 15. Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district. Temporary construction trailer or sales office, subject to § 27-1407. Off-site vehicle inventory storage, subject to § 27-1418.

Conditional uses: Principal uses: Active recreation, low-impact. Comparable uses not specifically listed. Contracting business. Group-care facility. Nursing home. Personal-care boarding home. Transitional dwelling. Accessory uses: Keeping of domestic pets. Uses by special exception: Principal uses: Car wash. Communications antenna mounted on an existing building or on an existing public utility storage or transmission structure. Veterinary clinic. Self-storage, interior.

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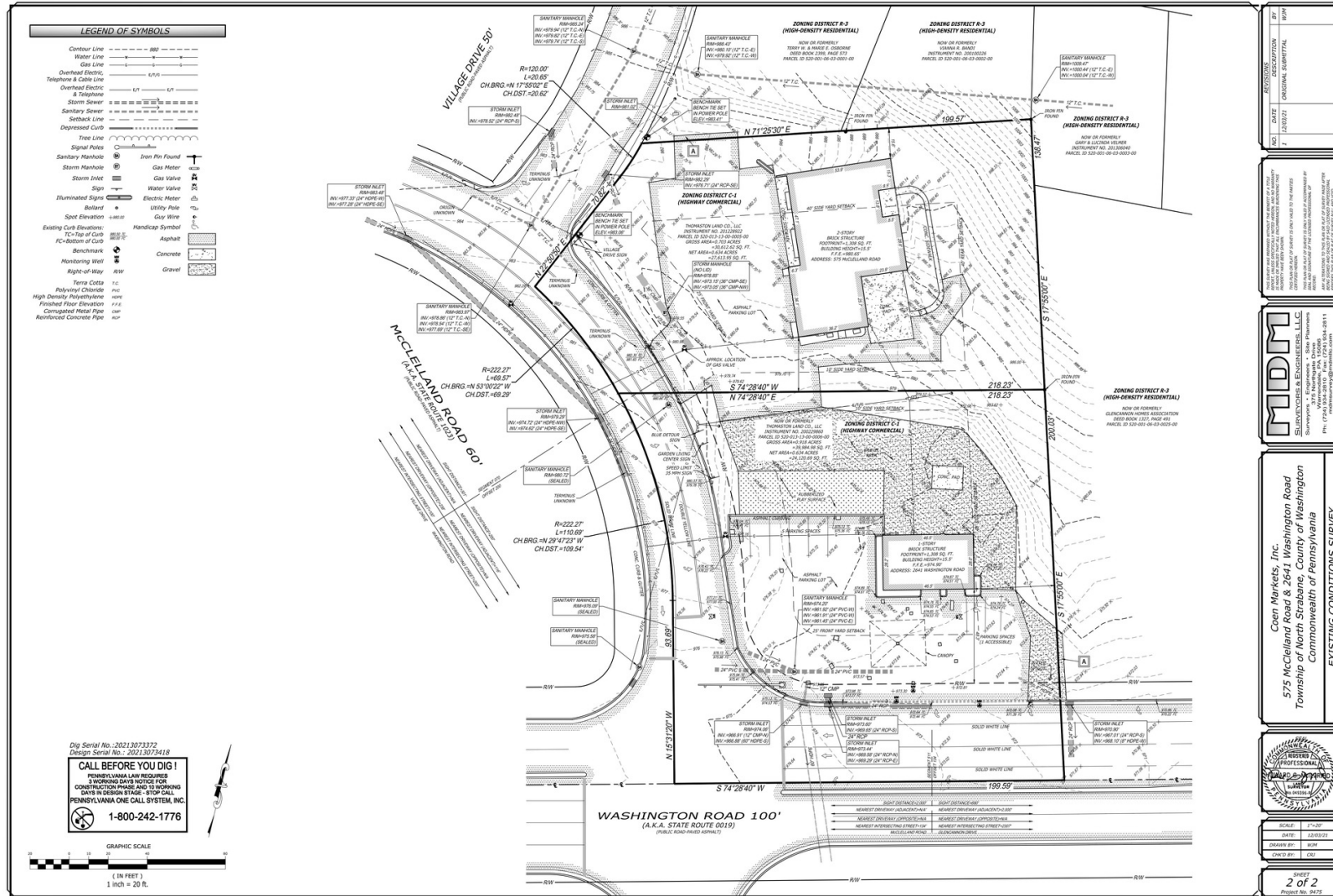
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## SURVEY



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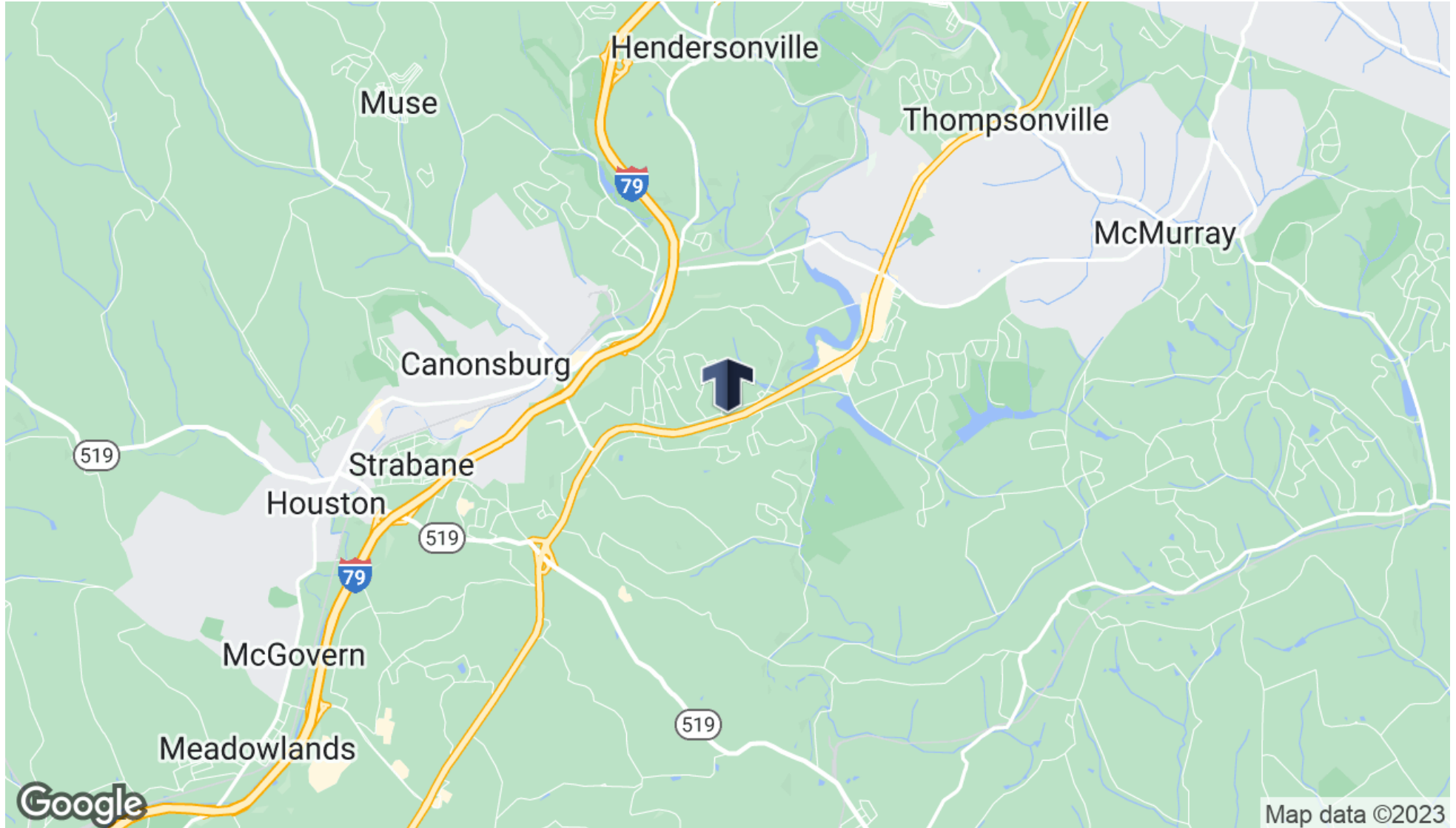
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## LOCATION MAP



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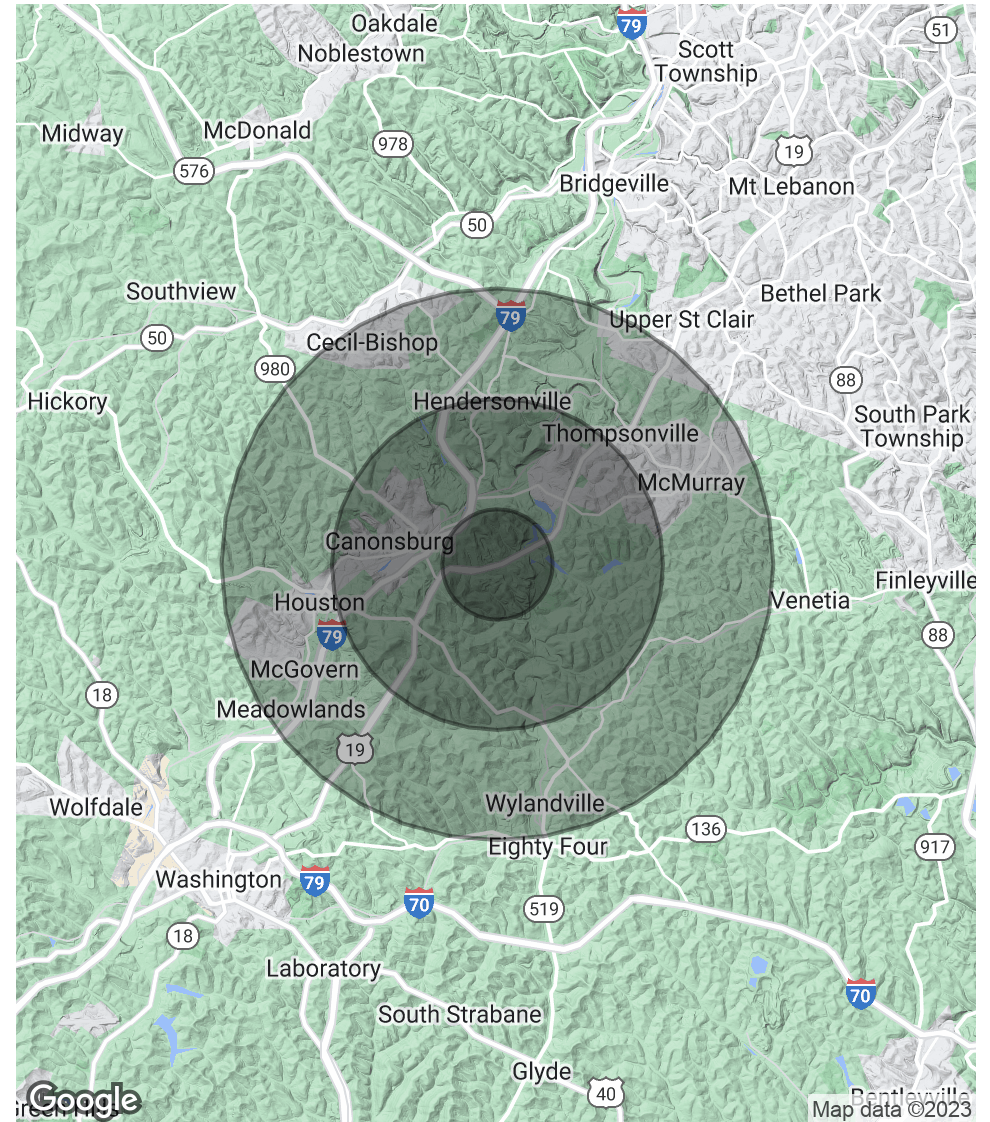
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,384	25,068	59,682
Average Age	42.4	42.2	43.1
Average Age (Male)	41.0	41.1	41.7
Average Age (Female)	43.9	43.4	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	934	9,920	23,282
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$76,546	\$73,681	\$80,461
Average House Value	\$363,856	\$209,811	\$239,899

\* Demographic data derived from 2020 ACS - US Census



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