

# FOR SALE OR LEASE

## GEORGIAN PLACE

Medical & Professional Center and Village Shoppes

North Center Avenue, Somerset, PA

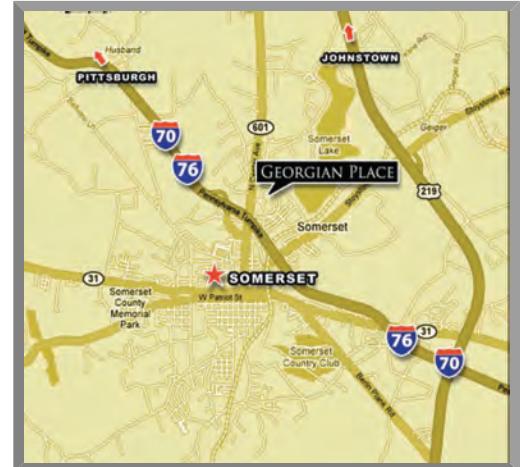


### PROPERTY FEATURES

- 1,200 - 16,800 square feet
- 175,746 SF shopping center situated around a 1915 Georgian Revival style mansion
- Medical, office and service uses only
- Parking ratio of 5.2:1,000 SF
- Located just off the Pennsylvania Turnpike at Exit 110 Somerset
- Major tenants include Transcat, Sugar Grove Antiques, Boyer Financial Planning, Vittone Eye Surgical Associates, Nulton Diagnostic & Treatment Center, Skills of Central PA, Vitamin World, Morgainz Fitness, Laurel Arts Education and Dance Center, Medcare Equipment, Boys & Girls Club of W. PA

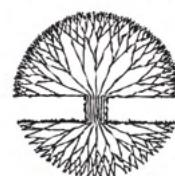
### DEMOGRAPHICS

	5 Miles	10 Miles	25 Miles	50 Miles
Population	7,327	29,804	277,038	1,755,484
Average HH Income	\$55,500	\$49,496	\$51,451	\$54,660
Median Age	45.3	41.9	44.3	43.1



### For more information, please contact:

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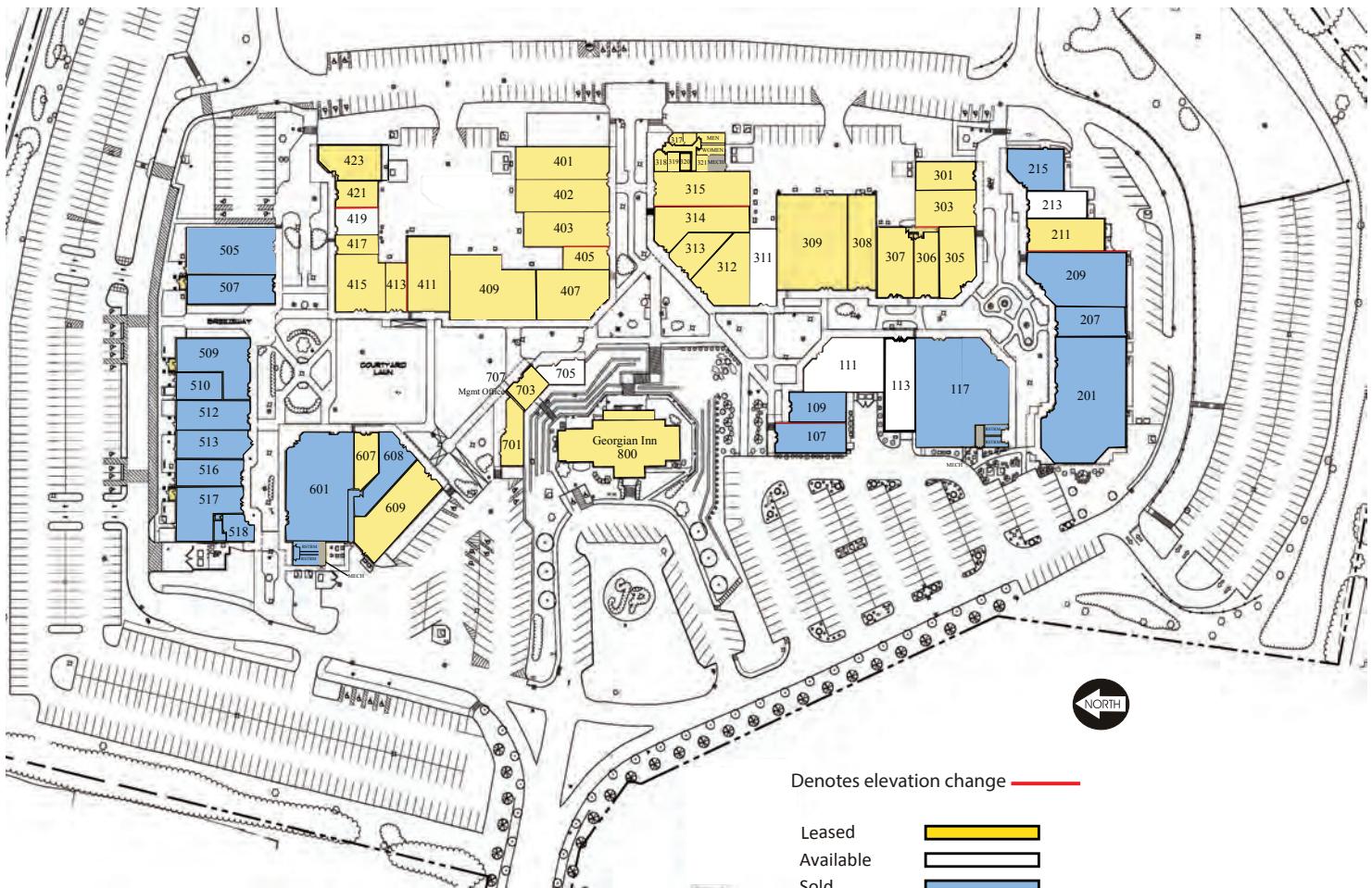
**SugarOak**  
REALTY, LLC.

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SUITE	TENANT	SQ.FT.	SUITE	TENANT	SQ.FT.	SUITE	TENANT	SQ.FT.
100	MECHANICAL	60	313	THE SEWING BOX QUILT SHOP	1,780	505	NULTON DIAGNOSTIC & TREATMENT CENTER	4,678
107	BOYER FINANCIAL PLANNING	2,597	314	THE SEWING BOX QUILT SHOP	3,522	507	PEDIATRIC CARE ASSOCIATES	3,322
109	ASPIRE GRANT & DEVELOPMENT	2,077	315	ESCAPE ROOM SOMERSET	3,868	509	VITDONE EYE SURGICAL ASSOCIATES	3,956
111	AVAILABLE	4,630	317	ALLSTATE INSURANCE	350	510	SOMERSET NEPHROLOGY	1,529
113	AVAILABLE	3,543	318	PA CODE ALLIANCE	300	512	INTERIM HEALTHCARE	2,515
117	BOYS & GIRLS CLUB OF W. PA	11,258	319	POLISHED PROFESSIONAL NAIL SPA	250	513	NEUROLOGICAL INSTITUTE OF W.PA	2,551
201	MORGAINZ FITNESS	11,734	320	ON FLEEK PMU STUDIO	250	516	RICHARD GREBOSKY, DPM	2,146
207	HIGHLANDS CHIROPRACTIC	1,964	321	VHB GLOBAL INC	200	517	DR. PHILIP A BASALA, D.O.	4,718
209	AVAILABLE	5,671	401	LITTLE DREAMERS DAYCARE & PRESCHOOL	4,428	600	MECHANICAL	116
211	MERAKEY	3,019	402	TRANSCAT	2,788	601	LAUREL ARTS EDUCATION & DANCE CENTER	9,222
213	AVAILABLE	1,961	403	TRANSCAT	3,467	607	VIAQUEST HOME HEALTH	1,501
215	OPHTHALMIC ASSOCIATES	2,617	405	INSURANCE SERVICES, LLC	1,248	608	AVAILABLE	2,743
301	REP. CARL W. METZGAR	1,271	407	VINTAGE DÉCOR BY PINK CHOCOLATES	4,030	609	APPALACHIA IU8	4,347
303	MEDCARE EQUIPMENT	3,347	409	NEW HOPE BAPTIST CHURCH	5,967	701	ALLURING EDGE HAIR & NAIL SALON	1,501
305	WOLF PRECISION	2,820	411	IT'S NEW TO YOU	3,872	703	PA ELKS STATE ASSOCIATION	1,069
306	CHARLIE HEALTH	1,904	413	VITAMIN WORLD	1,248	705	AVAILABLE	1,157
307	FAMILY BEHAVIORAL RESOURCES	3,042	415	SKILLS OF CENTRAL PA	3,162	707	MANAGEMENT OFFICE	1,069
308	SUGAR GROVE HERBS	3,161	417	SKILLS OF CENTRAL PA	1,092			
309	SUGAR GROVE ANTIQUES	7,728	419	AVAILABLE	1,344			
311	AVAILABLE	2,404	421	COMMONWEALTH CODE	1,344			
312	THE SEWING BOX QUILT SHOP	3,507	423	BARNES SALY & CO.	2,536			
TOTAL SQUARE FOOTAGE								
175,501								

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