

# 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

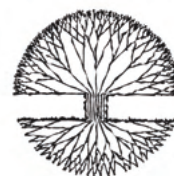
### DEMOGRAPHICS

	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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