

# 554 West Main Street

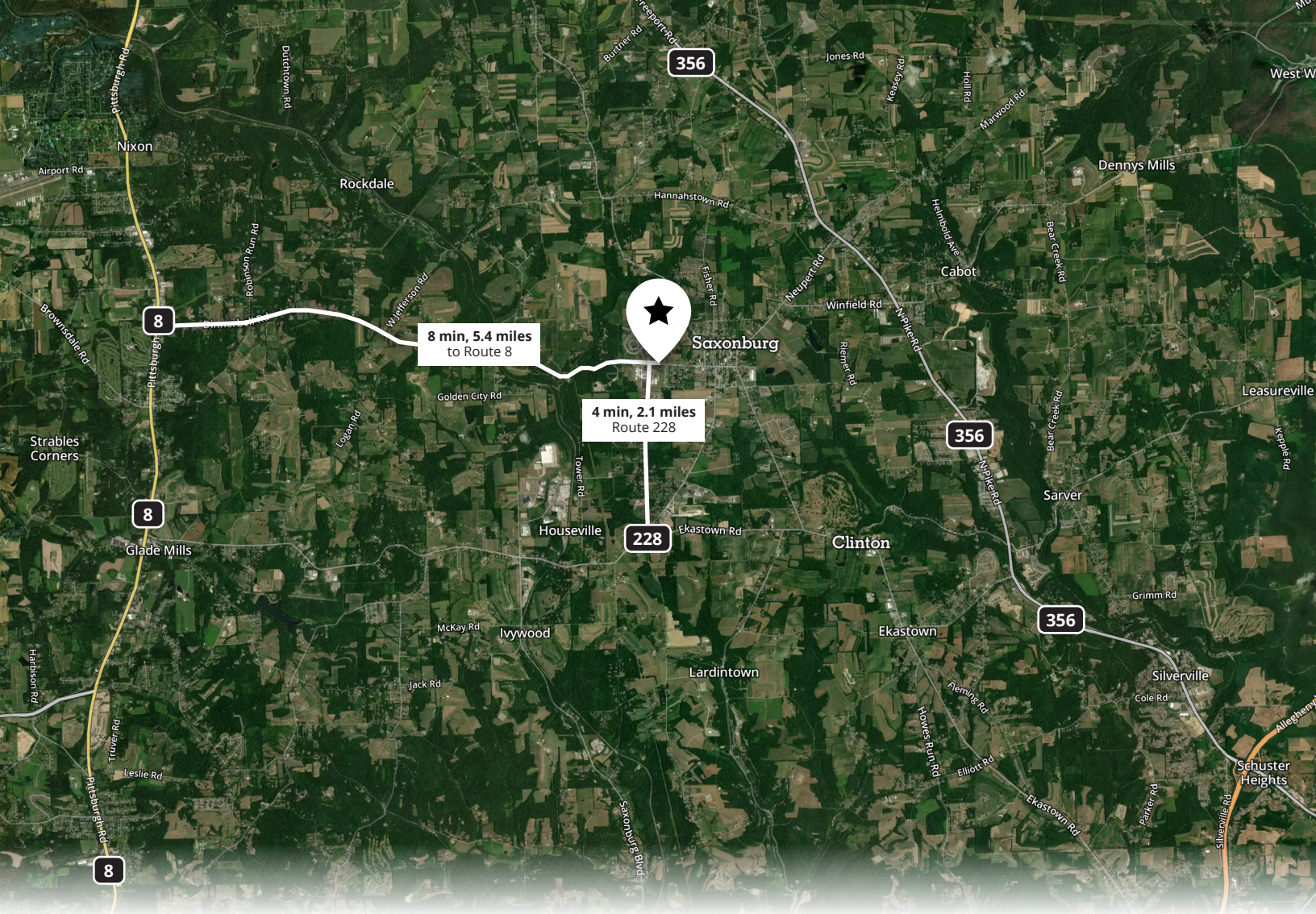
Saxonburg, PA 16056

Retail Development Opportunity

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2.55-Acre Ground Lease / Build-to-Suit

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## Retail Development Opportunity in Saxtonburg, Pennsylvania

554 West Main Street offers a prime 2.55-acre retail development site in Saxtonburg, PA. Formerly a batting cage and mini golf attraction, the property sits directly across from Knoch School District (elementary, middle, and high school campuses)—ideal for capturing steady local traffic. Available as a ground lease or build-to-suit, it's a flexible opportunity in a high-visibility location.

Located in a well-established rural community, 554 West Main Street is home to several major employers and expanding residential neighborhoods.



2.55-acre site formerly used as a sports entertainment facility



Highest traffic count on all local roads within 5 miles



Prime location across from the Knoch School District



Conveniently located on main street of retail corridor

**Get more information**

**Tucker Dunn**  
Associate  
+1 412 944 2133 | [tucker.dunn@avisonyoung.com](mailto:tucker.dunn@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)

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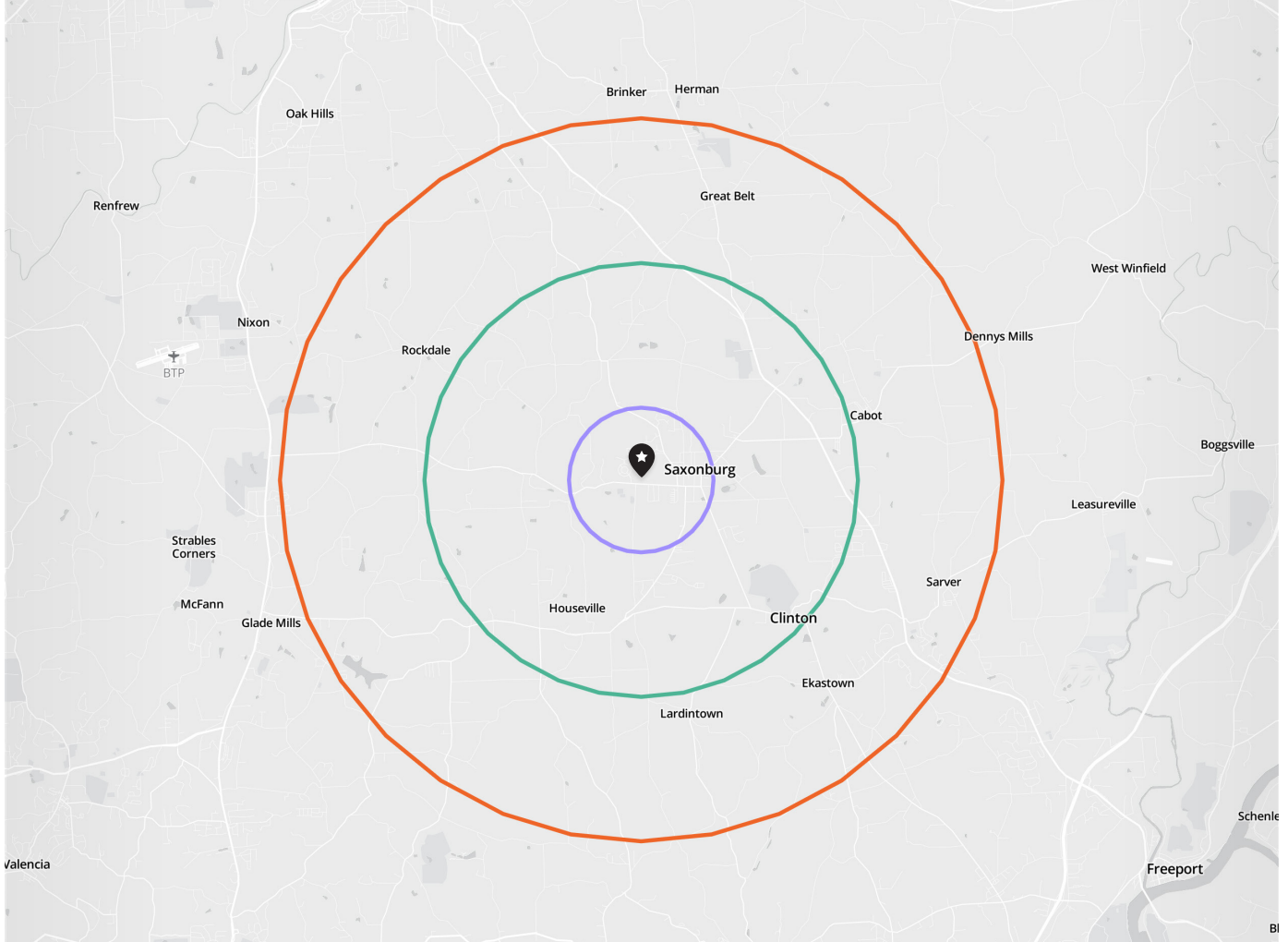


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Demographics	1 mile	3 miles	5 miles
Total businesses	73	196	493
Total employees	603	1,351	5,302
Employed population	703	2,920	7,207
Daytime population	1,373	4,166	13,426
Total current population	1,490	5,897	15,709
Median age	54	49	48
Households	740	2,556	6,562
Average household size	2	2	2
Median rent	\$657	\$767	\$801
Average household income	\$77,346	\$105,838	\$107,654
Total consumer spending	\$38,678,658	\$169,069,390	\$451,264,177

Sources: Avison Young Technologies

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