



LOCATION HIGHLIGHTS

- Highly desirable area
- Easy access to Route 19
- Located across from Lindenwood Golf Course
- Adjacent to new Class A apartment building- under construction

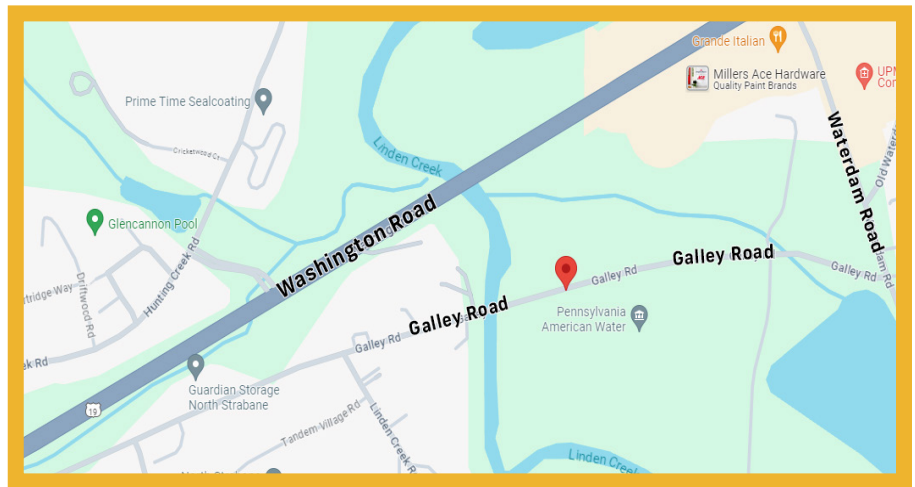


PROPERTY FEATURES

*Less than one (1) developable acre due to surrounding wetlands.
 See Final Land Development plan at:
www.tarquincore.com/299-galley

PARCEL & ZONING

Parcel #: 520-001-00-00-0012-13
 Galley Road Frontage
 Zoning: C-1 Commercial
 For zoning information, please visit:
www.northstrabanetwp.com



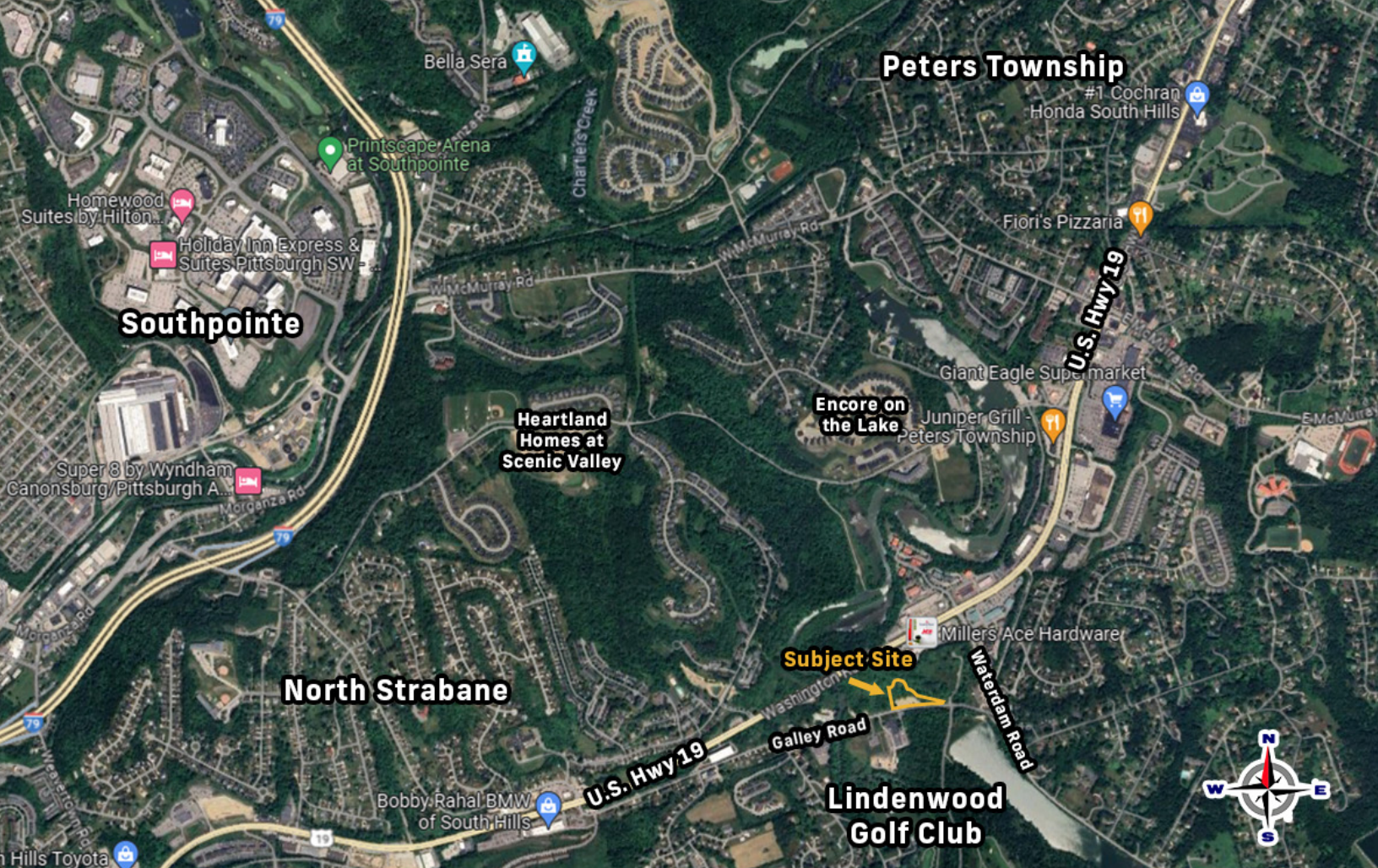
For more information on this property, please contact:

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 (412) 916-2069 (cell)
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2403 Sidney Street, Suite 200
 Pittsburgh, PA 15203
 office: (412) 381-7433
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DEMOGRAPHICS

2023 Population: Median Age:
 1-Mile: 6,326 1-Mile: 46.6
 3-Mile: 31,501 3-Mile: 45.7
 5-Mile: 75,003 5-Mile: 45.8

Median Household Income:
 1-Mile: \$111,925
 3-Mile: \$92,147
 5-Mile: \$101,431

TRAFFIC COUNTS

Waterdam Road: 8,900 ADT
 Galley Road: 7,612 ADT
 Route 19: 27,481 ADT

UTILITIES

- People's Gas
(800) 764-0111
- Allegheny Power
(888) 544-4877
- Pennsylvania American Water
(800) 565-7292
- Comcast Cable
(800) 934-6489
- North Strabane Twp Municipal Authority
(724) 941-3208

Visit us online at www.tarquincore.com
 for additional details on this property.

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The information contained in this statement is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be through the offices of TARQUINCORE, LLC. The information, while not guaranteed, has been secured from sources we believe reliable. It is submitted subject to change or withdrawal without notice.