



5 West Shirley Street, Mount Union, PA 17066
Flex Property For Sale



For Sale/Lease

5 West Shirley Street, Mount Union, PA 17066



EXECUTIVE SUMMARY



Property Description

Large retail/flex building for sale or lease located in the heart of the Mt. Union Central Business District. Corner lot comprised of three parcels with private parking area. Floor plan currently consists of five separate suites with existing tenant base. Suites can be combined for potential flex use with warehouse space in rear of building. Property would be great as an investment, an owner/user, or single tenant.

Highlights

- Income producing with opportunity for additional leasing
- Off street parking
- Current owner completed many updates; new roof in 2010, updated electric and heat pumps/mini-splits throughout, new commercial windows.

Offering Summary

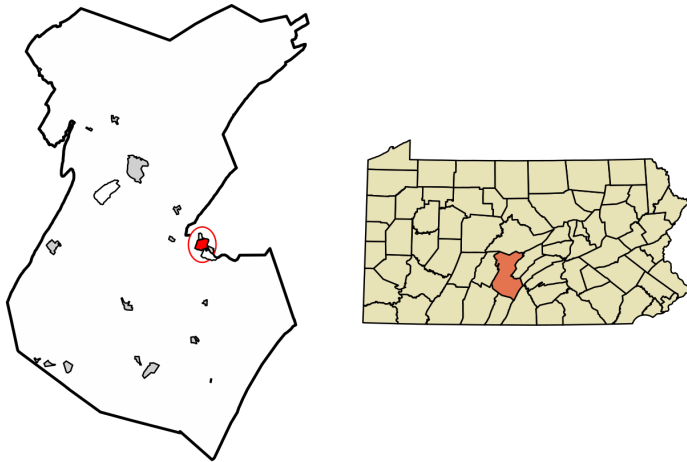
Building SF:	13,000
Lot Size:	0.34 Acres
Parking:	private lot with sale
Price:	\$339,900
Lease Price:	Negotiable
Zoning:	Central Business District
Municipality:	Mount Union Borough
County:	Huntington County

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ABOUT MOUNT UNION



Mount Union Area School District

- o Mount Union Area Senior High School
- o Mount Union Area Junior High School
- o Mapleton-Union Elementary School
- o Shirley Township Elementary School
- o Kister Elementary School

Emergency Services

- Mount Union Borough Police Department
- Mount Union Ambulance Services
- Mount Union Fire Department
- Mount Union Area Medical Center

About Mount Union, PA

Mount Union is a borough in Huntingdon County, Pennsylvania, United States. It was settled in 1849 and incorporated in 1867 and has a land density of 1,991.37 miles. Mount Union is located approximately 44 miles southeast of Altoona and 12 miles southeast of Huntingdon, on the Juniata River. In the vicinity are found bituminous coal, ganister rock, fire clay, and some timber.

The Mount Union Historic District was listed on the National Register of Historic Places in 1994, with 300 significant historic structures, buildings, and homes. The population tally in 1900 was 1,086 which rose to 3,338 in 1910. Today, the population is 2,134.

The culturally significant Thousand Steps of the Standing Stone Trail are located in the Jacks Narrows, approximately two miles west of the town along U.S. Route 22. The annual Creation Festival is hosted locally (since 1984), drawing thousands of visitors in late June. Mount Union is the site of the PA Lions Beacon Lodge Camp, a summer camp for people with visual impairments and special needs, founded by Carl Shoemaker in 1948.

Largest Companies in Mount Union

- McDonalds
- Radio Shack
- Sheetz
- Weis Markets
- Conrail

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INTERIOR



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TRADE AERIAL

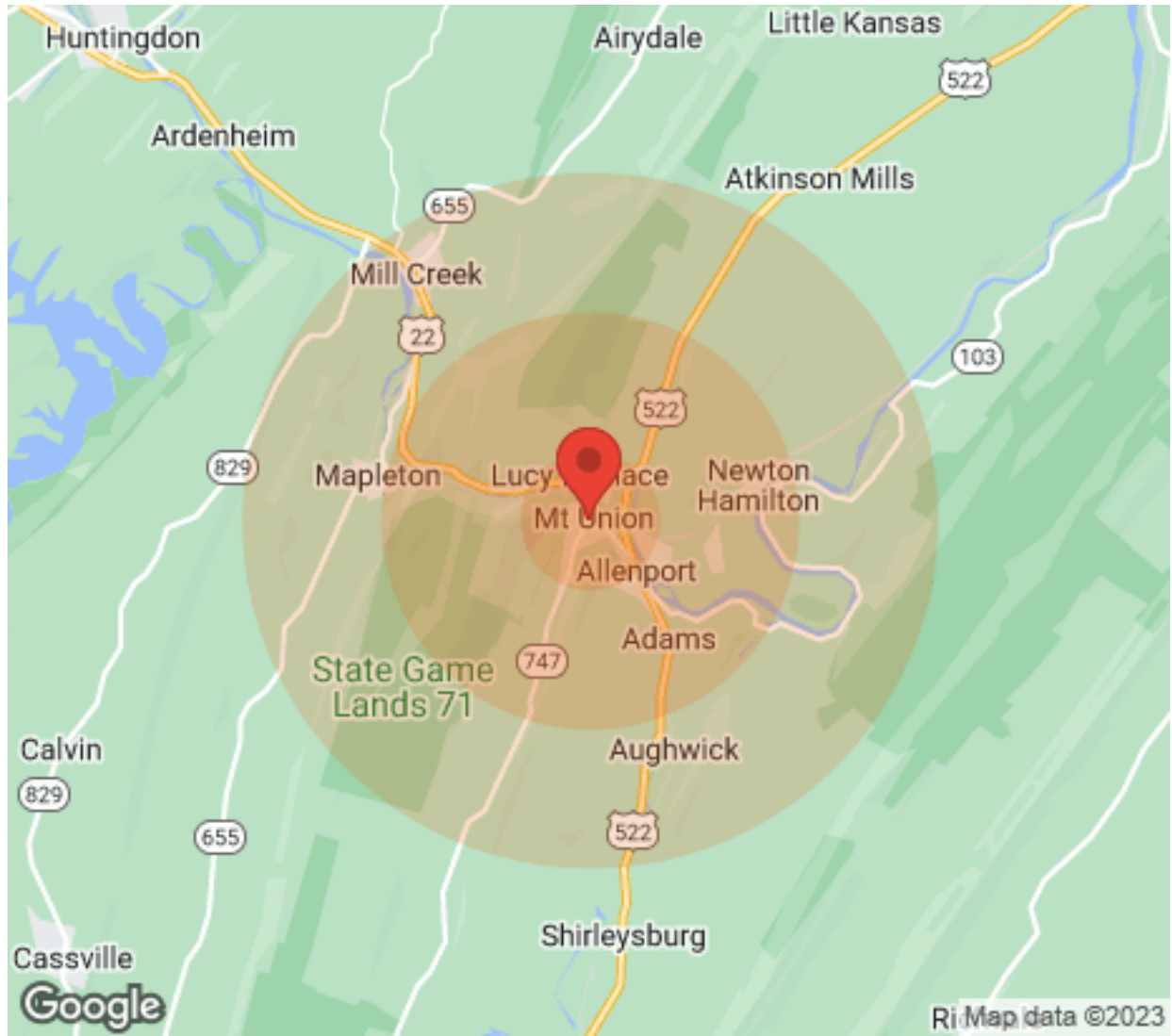


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	949	1,911	2,645
Female	1,185	2,163	3,020
Total Population	2,134	4,074	5,665

Income	1 Mile	3 Miles	5 Miles
Median	\$34,617	\$31,899	\$31,899
< \$15,000	281	383	508
\$15,000-\$24,999	142	317	446
\$25,000-\$34,999	127	269	361
\$35,000-\$49,999	158	245	345
\$50,000-\$74,999	154	317	438
\$75,000-\$99,999	73	150	181
\$100,000-\$149,999	23	51	64
\$150,000-\$199,999	11	20	30
> \$200,000	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	833	1,836	2,654
Occupied	732	1,618	2,334
Owner Occupied	362	1,113	1,665
Renter Occupied	370	505	669
Vacant	101	218	320

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