

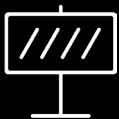
PRIME RETAIL FOR LEASE

BUFFALO PLAZA, 400 BUFFALO PLAZA, SARVER, PA 16055 - BUTLER COUNTY



PROPERTY HIGHLIGHTS

- 2,400 SF Available
- Join Starbucks & new restaurant user - coming soon!
- Anchored by Giant Eagle Supermarket
- Great visibility - two pylon signs
- Signalized intersection
- 1.5 Miles from Route 28
- \$18.00 per SF NNN



pylon signage
available



prime retail
location



signalized
intersection

For more information, contact

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KATIE COSTANZO

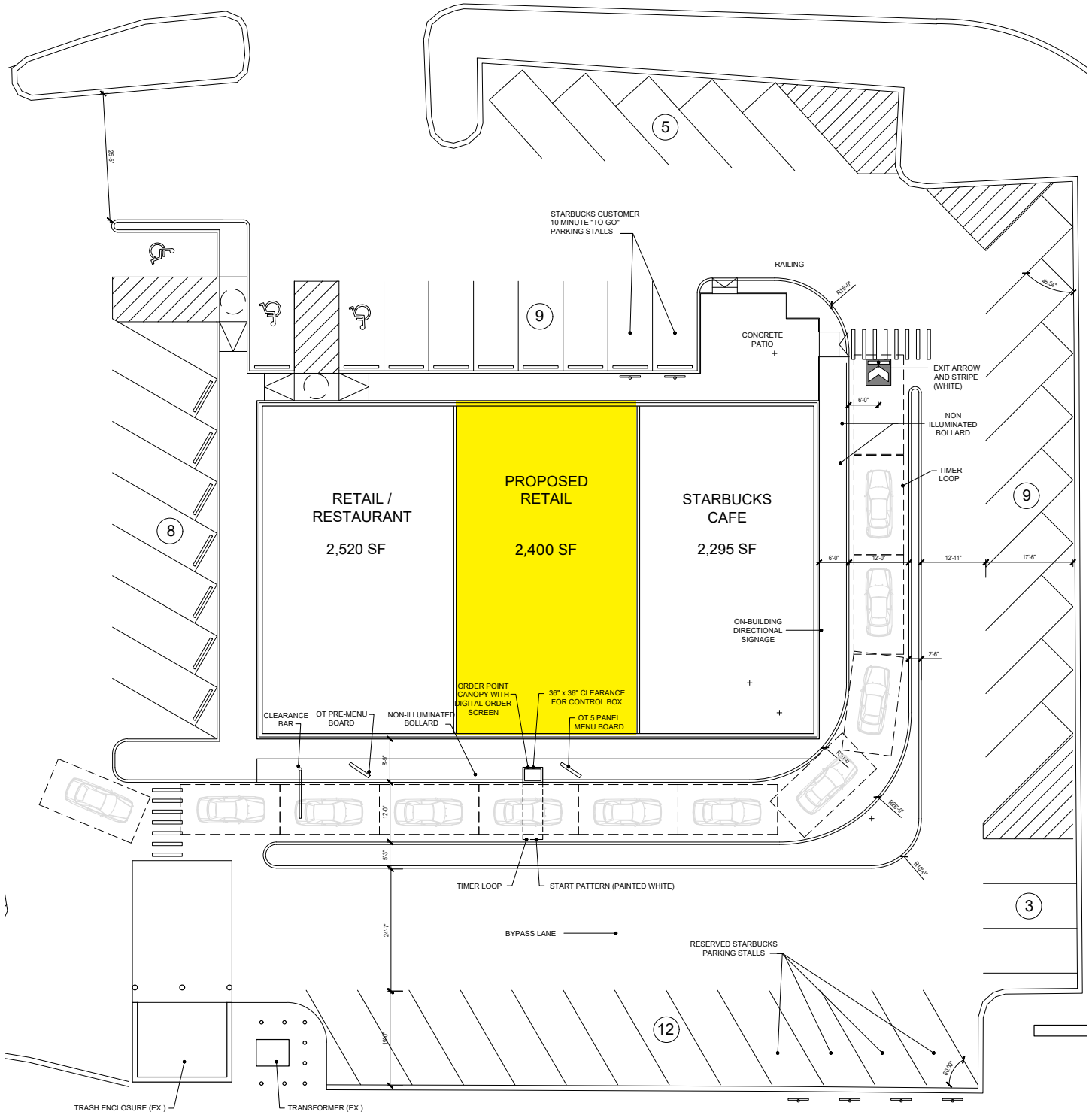
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DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|----------|
| POPULATION | 1,569 | 9,057 | 18,216 |
| AVG. HH INCOME | \$109,543 | \$100,875 | \$93,461 |
| HOUSEHOLDS | 605 | 3,423 | 7,490 |
| CONSUMER SPENDING | \$22.8M | \$127.7M | \$251.8M |



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