

**FOR SALE OR LEASE**



**3126 WILMINGTON ROAD NEW CASTLE, PA**

UP TO 12,500 RSF AVAILABLE

**OXFORD**  
REALTY SERVICES, INC.

# PROPERTY DESCRIPTION

## BUILDING SIZE

12,500 RSF – Total

## AVAILABLE PREMISES

- 6,250 RSF - Ground Floor
- 6,250 RSF - Main Floor

## PROPERTY HIGHLIGHTS

- Exceptional construction with plentiful on-site parking for patients and staff
- Brand-new roof and meticulously maintained by long-term ownership
- Fully equipped medical buildout featuring specialized HVAC in operatories for superior air quality
- True turnkey solution - move in and start seeing patients immediately
- Low upfront costs with minimal capital improvements needed for re-occupancy
- Strategic location in a thriving hub of medical and professional offices along a busy commercial corridor



3126 WILMINGTON ROAD

# PROPERTY DESCRIPTION

## AERIAL OVERVIEW



## BUILDING SIGNAGE



3126 WILMINGTON ROAD

# PROPERTY DESCRIPTION

## PROPERTY SUMMARY

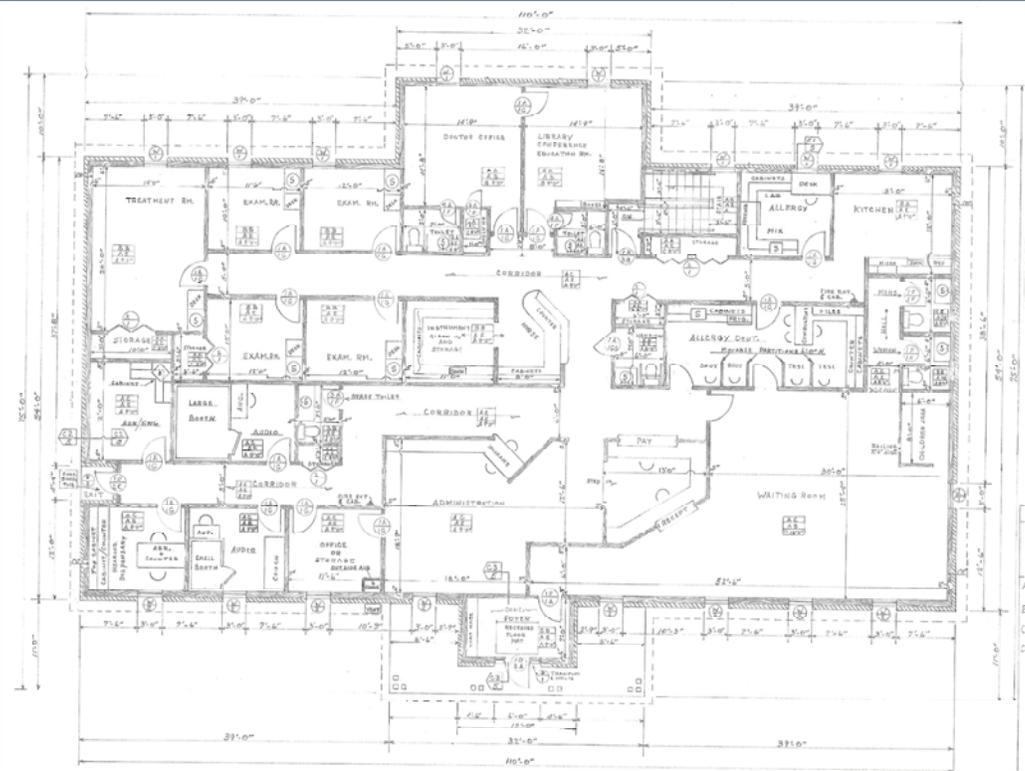
<b>Lot and Block No:</b>	25-2403-0176A (Lawrence County)
<b>Building:</b>	Approximately 12,500 SF
<b>Zoning:</b>	C2 - Highway Commercial District (Neshannock Township)
<b>Type:</b>	Commercial - Medical / Office
<b>Gross Land Area:</b>	Approximately 3.02 Acres
<b>Year Built:</b>	Built 1990
<b>Construction Type &amp; Finish:</b>	Two story masonry construction medical office building with brick finish
<b>Parking Area:</b>	Approximately 40 parking spaces on-site
<b>Roof:</b>	Asphalt Roof
<b>Utility Companies:</b>	
<b>Water/Sewer:</b>	PA American Water / Neshannock Sewer Service
<b>Electric:</b>	First Energy/Penn Power
<b>Gas:</b>	Columbia Gas
<b>Property Includes:</b>	<ul style="list-style-type: none"><li>-Two (2) fully equipped operating rooms</li><li>-Sound proof room for hearing testing</li><li>-Control center for operating rooms</li><li>-Backup generator</li></ul>



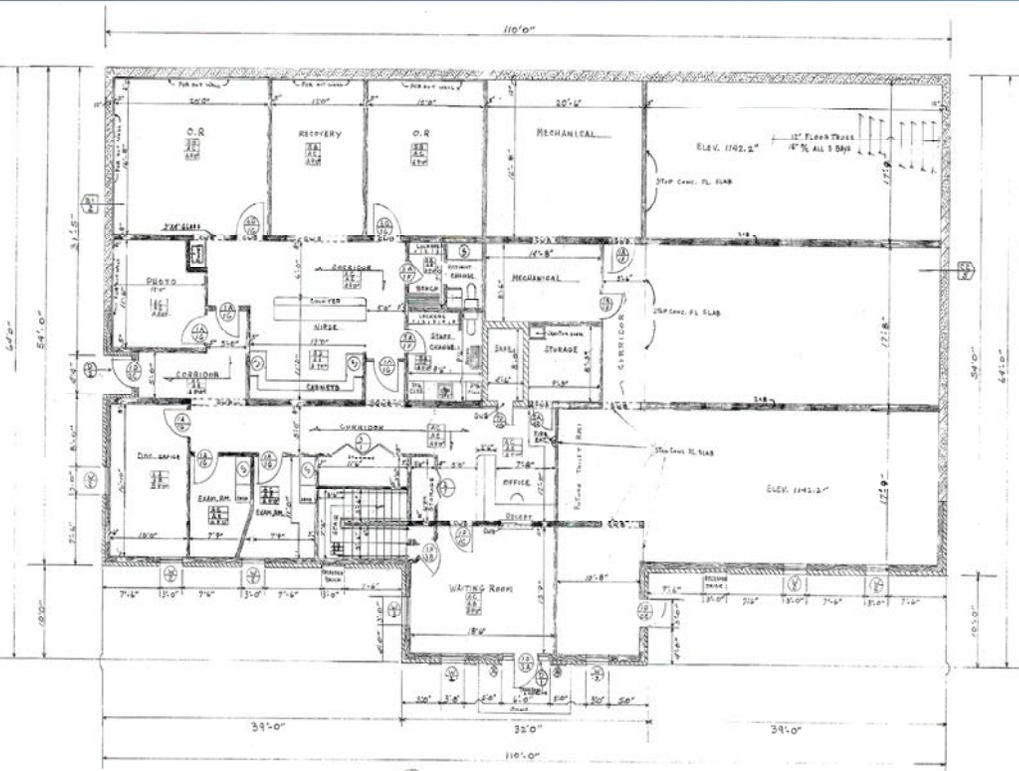
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# FLOOR PLANS

MAIN FLOOR



GROUND FLOOR



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# INTERIOR PHOTOS



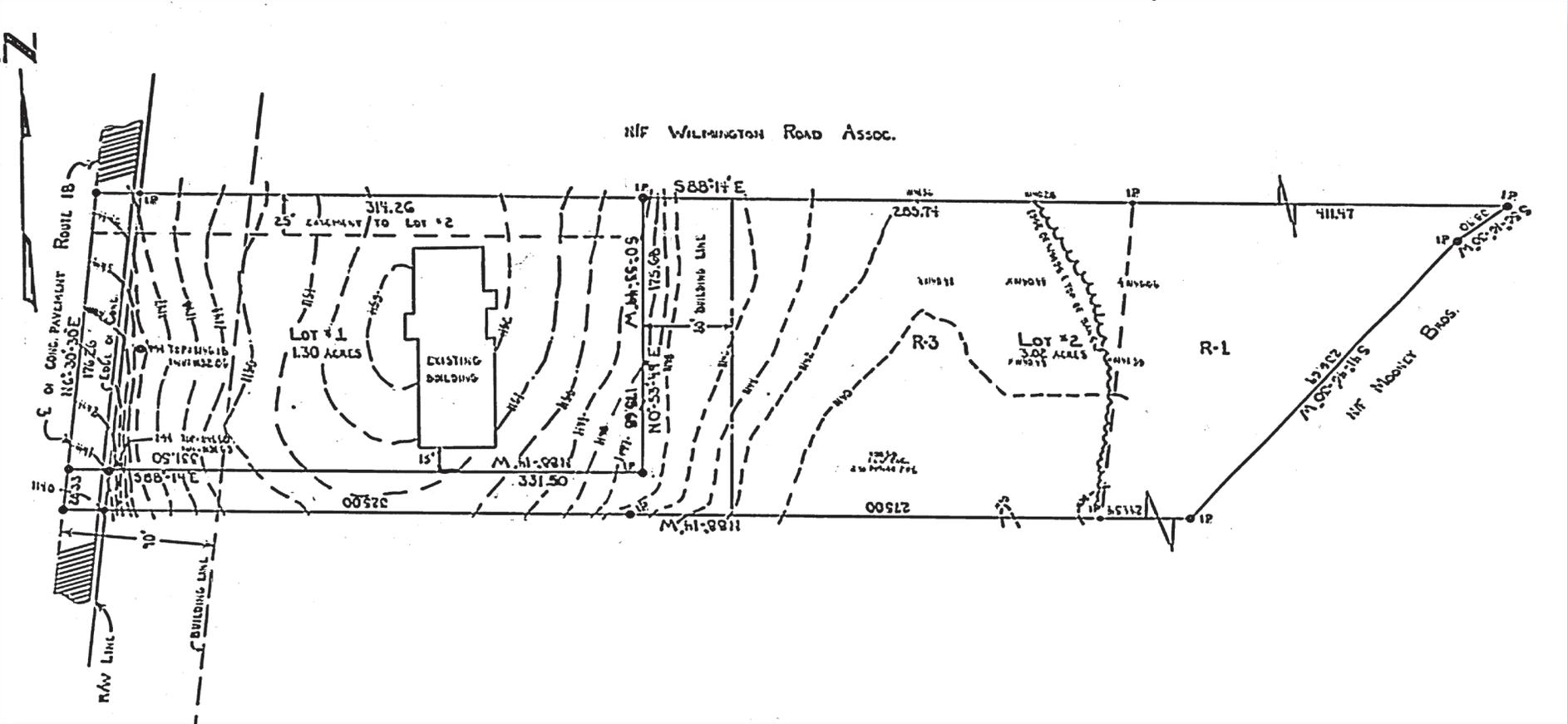
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# INTERIOR PHOTOS



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# PROPERTY SURVEY



3126 WILMINGTON ROAD

# PROPERTY LOCATION



- 7 Minutes to UPMC Jameson Hospital
- 20 Minutes to Sharon Regional Medical Center
- 30 Minutes to Grove City Hospital

## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	3,268	18,290	43,361
HH Income	\$113,117	\$86,236	\$71,223

## TRAFFIC COUNTS

15,019 Vehicles daily – Wilmington Road

For more information please contact:

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