



PROPERTY SUMMARY

Sale Price:	\$399,900
Lease Rate:	\$20.00 / SF NNN
Building Size:	1,900 SF
Lot Size:	.78 Acres
Parcel #:	056-21-B14-0000
Taxes:	\$3,391.15

PROPERTY HIGHLIGHTS

- Excellent exposure with 175' of frontage on New Castle Road
- Signalized intersection directly across the street from Butler High School
- Build out as retail store with modern updates and distinctive renovations
- Basement for added storage
- Paved private parking lot with plenty of space for growth
- Abundance of natural light



DEMOGRAPHICS

Traffic Count: New Castle Road - ADV - 19,242

	<u>2 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Population	23,215	47,141	81,658
Households	10,309	20,477	34,240
Average HH Income	\$65,773	\$76,716	\$80,946
Daytime Employment	21,117	30,742	40,500



Erin Bell Hirt, Director of Real Estate, 400 Mosites Way, Suite 100, Pittsburgh, PA 15205

Office: 412-923-2255 x267 Cell: 724-344-3774 Email: ebell@mosites.com