

# NESHANNOCK TOWN CENTER OUTPARCEL FOR LEASE

1730 WILMINGTON ROAD, NESHANNOCK TWP., PA 16105



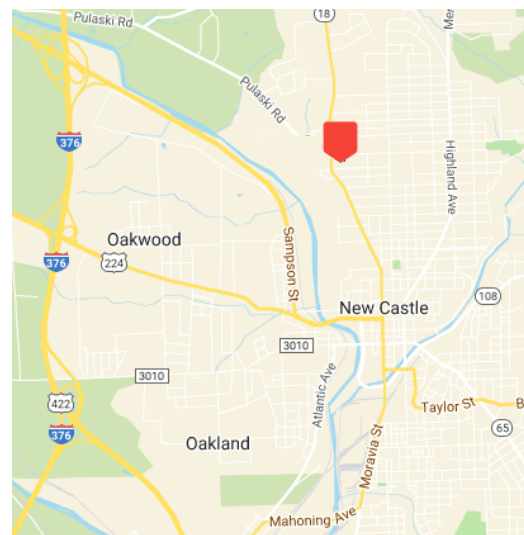
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	34,658	45,802	74,263
AVG. HH INCOME	\$61,553	\$64,977	\$70,011
HOUSEHOLDS	14,655	19,255	29,927
CONSUMER SPENDING	\$377.5M	\$514.3M	\$851.5M

## PROPERTY HIGHLIGHTS

- 12,738 SF former Rite Aid for lease
- Positioned at the signalized intersection of Wilmington Road and W. Clen Moore Blvd. in Neshannock Township
- 45,000 people with average HH income over \$65k in 5 mile radius
- Ideally located less than 1 mile from UPMC Jameson Hospital - 800+ employees
- Bulding shares a parking lot with brand new Grocery Outlet Supermarket



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