



# BUILDING & LOT FOR SALE OR LEASE

168 New Castle Road, Butler PA 16001

# PRICE

Reduction



## PROPERTY SUMMARY

Sale Price:	<del>\$399,900</del> – \$375,000
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

Population

2 MILE

23,215

5 MILE

47,141

10 MILE

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



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