

# 544 W. CUNNINGHAM ST.

544 W. CUNNINGHAM ST., BUTLER, PA 16001

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the allure of Butler, PA, as you consider 544 W. Cunningham St. as the location for your retail or free-standing building. Immerse yourself in the rich local flavor and small-town charm that defines the area, offering a welcoming ambiance for businesses. Enjoy the convenience of being within close proximity to notable attractions like the Butler County Symphony Orchestra and the Maridon Museum, attracting both locals and visitors alike. With a vibrant downtown area and a supportive community spirit, your business can thrive and establish a standout presence in this inviting locale. Join the fabric of this bustling town and position your retail or free-standing building for success amidst the warmth and authenticity of Butler.

### PROPERTY HIGHLIGHTS

- Versatile layout for diverse commercial uses
- Ample parking for customer convenience
- Prominent visibility for heightened exposure
- Prime location for connectivity and accessibility

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	6,000 SF
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,728	15,262	21,626
Total Population	10,975	29,922	43,686
Average HH Income	\$42,793	\$60,624	\$66,564

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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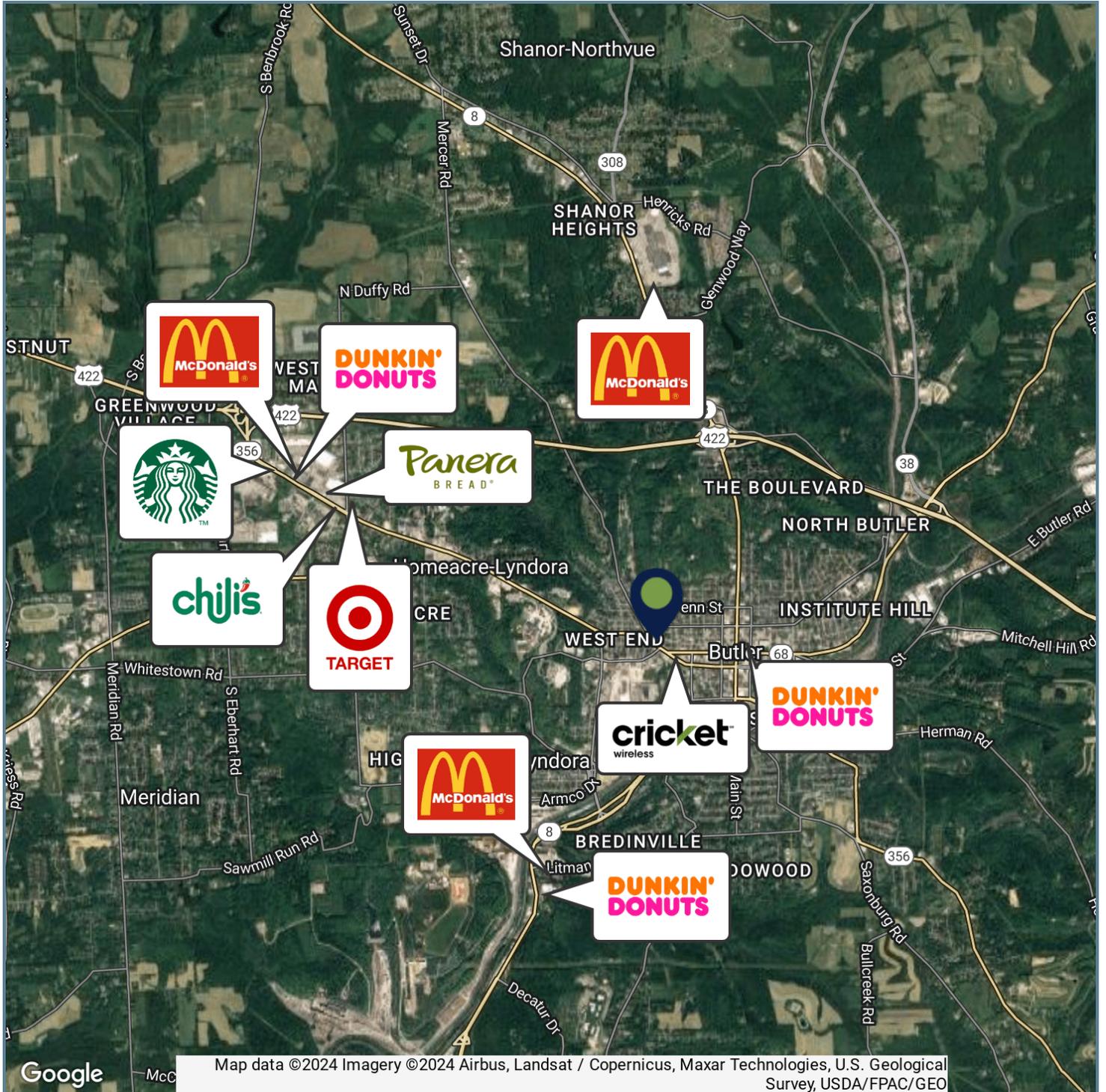
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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RETAILER MAP



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COMMERCIAL PROPERTY

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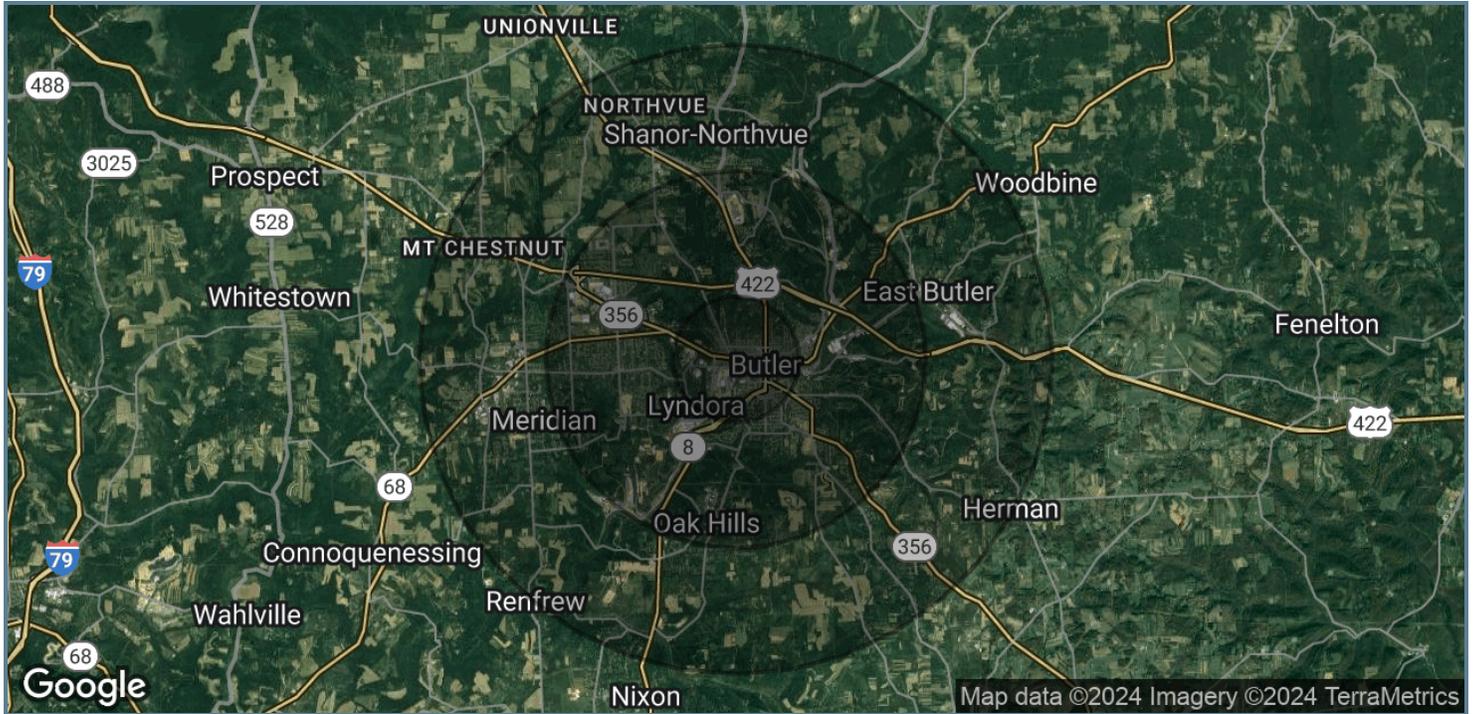
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,975	29,922	43,686
Average Age	41.0	45.3	45.8
Average Age (Male)	40.8	44.6	44.3
Average Age (Female)	42.2	46.8	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,728	15,262	21,626
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$42,793	\$60,624	\$66,564
Average House Value	\$98,833	\$137,960	\$156,836

2020 American Community Survey (ACS)

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