

FOR SALE

COMMERCIAL LAND 2.14 ACRES

NEW ALEXANDRIA, PA 15670

Adjacent the Dollar General at 8364 US 22



Harvest Commercial
Real Estate Services
www.harvestcre.com

BOB LASSER 724.494.5718 | bobl@harvestcre.com

HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

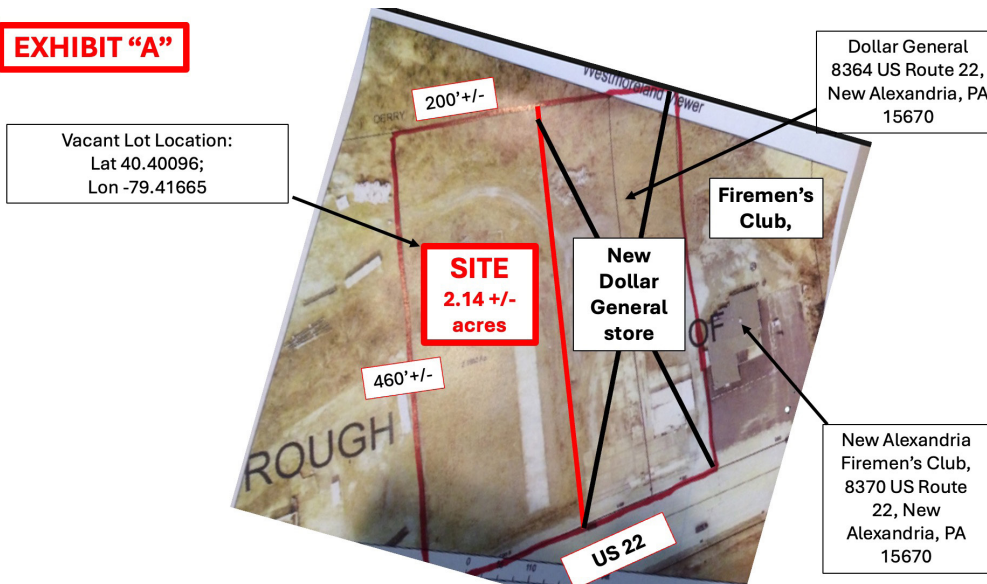
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PROPERTY SPECIFICATIONS

New Alexandria, Westmoreland County, PA 15670



EXHIBIT "A"



PARCEL	22-01-11-0-022
ZONING	No zoning in New Alexandria Borough
TRAFFIC COUNT	19,000 east of the PA 981 intersection with US 22 32,000 west of the intersection
POPULATION	1 / 3 / 5 miles 713 / 2,193 / 6,472
HOUSEHOLDS	1 / 3 / 5 miles 319 / 959 / 2,741
MEDIAN HOUSEHOLD INCOME	1 / 3 / 5 miles \$68,942 / \$66,126 / \$70,133
LATITUDE	40.40096
LONGITUDE	-79.41665
BUSINESS/ RETAIL	Sheetz, the Meadows Custard, DG Market, C Harper Chevrolet, First Commonwealth Bank, US Post Office, H&R Block, Keystone Pharmacy, Keystone Kitchen Restaurant, Fox's Pizza, Beaver Tire Sales, and more
UTILITIES	Sewer: Derry Township Municipal Authority Water: Well on site, Westmoreland Municipal Water Authority is across US 22 Gas: People's Gas Electric: Penn Electric/First Energy
SALE PRICE	\$350,000



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