



# For sublease

430 Innovation Drive  
Blairsville, PA 15717

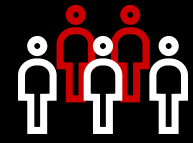


## Office space available now

- Excellent access to US-22, 119, and 422
- Convenient access to Sheetz, Dunkin', Taco Bell and Pizza Hut
- Close proximity to hotels, conference center, restaurants & shopping
- Less than 1 hour to Pittsburgh

|                         |  |
|-------------------------|--|
| <b>Location</b>         | Corporate Campus Business Park   |
| <b>Building size</b>    | +/- 10,000 SF  |
| <b>Parcel size</b>      | 5.21 acres   |
| <b>Parking</b>          | 33 surface spaces  |
| <b>Sublease through</b> | April 2025   |
| <b>Furniture</b>        | Included   |
| <b>Features</b>         | Individual offices, large group work areas, employee lunch room with kitchenette |

# Demographics



**3,190**  
Population



**1,515**  
Households



**42.1**  
Median age

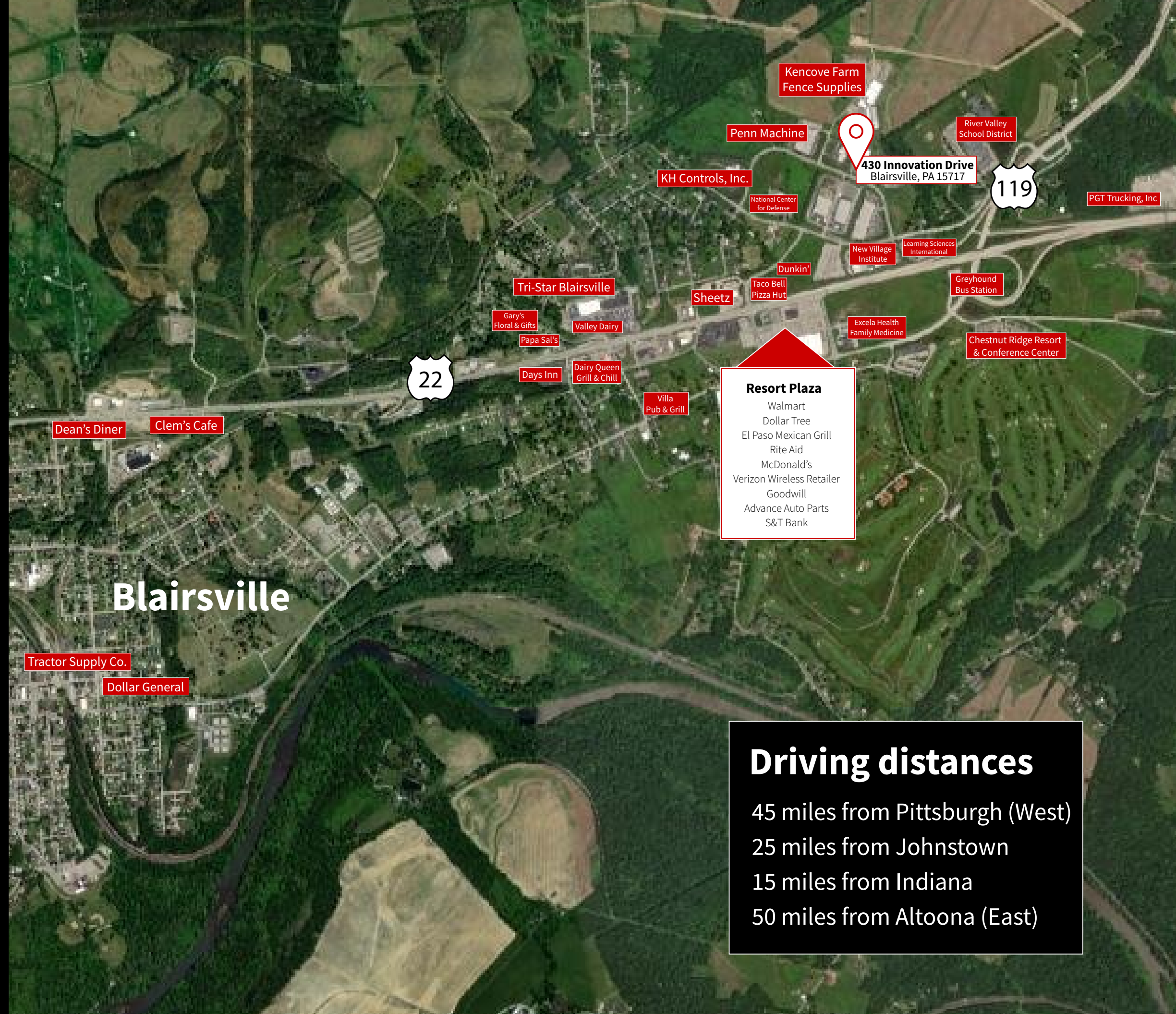


**\$71,654**  
Average household income



**3,069**  
Daytime Population

Demographics taken within 5 miles  
Source: ESRI, 2022

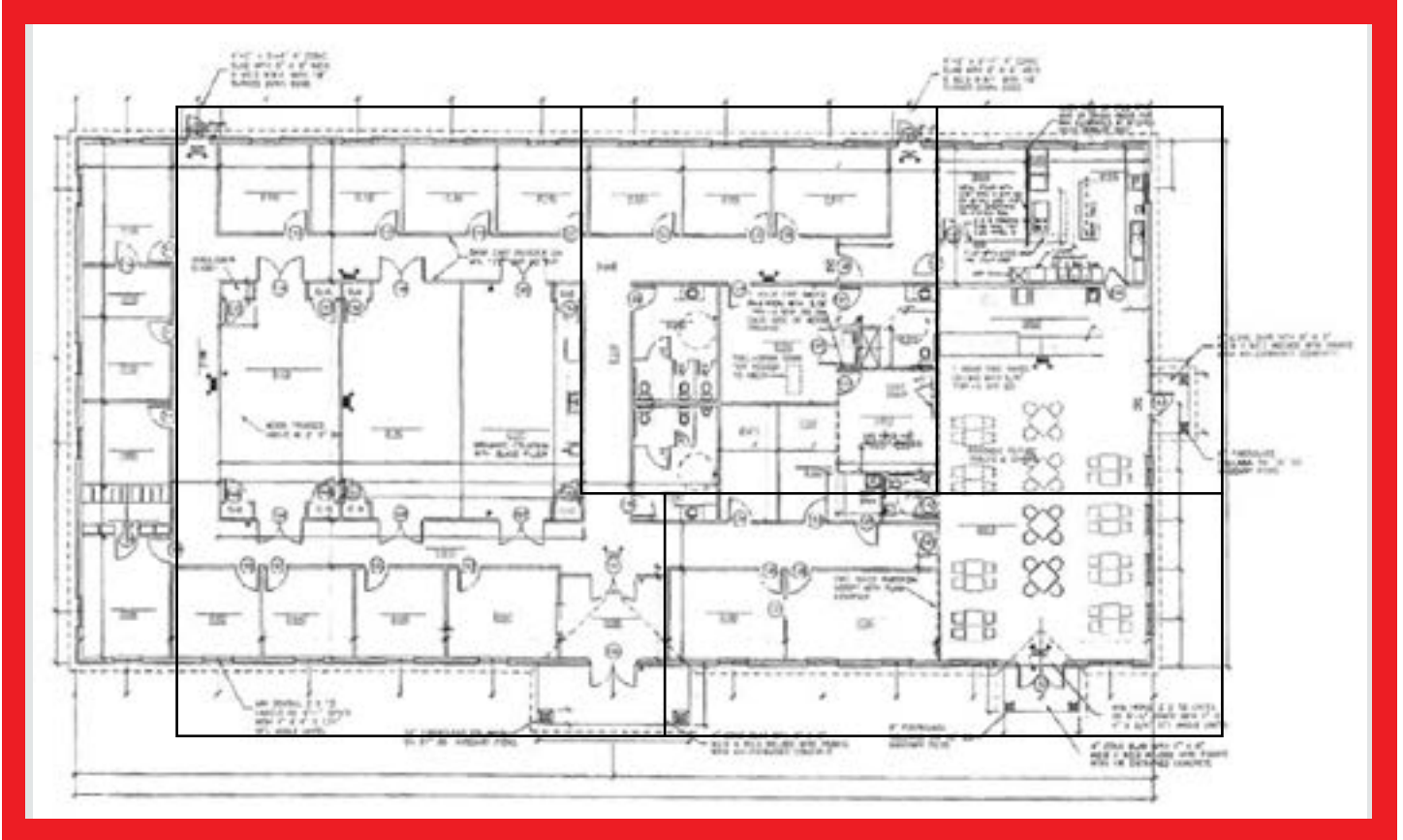


- Resort Plaza**
- Walmart
  - Dollar Tree
  - El Paso Mexican Grill
  - Rite Aid
  - McDonald's
  - Verizon Wireless Retailer
  - Goodwill
  - Advance Auto Parts
  - S&T Bank

**Driving distances**

- 45 miles from Pittsburgh (West)
- 25 miles from Johnstown
- 15 miles from Indiana
- 50 miles from Altoona (East)

# Site plan



## Contact

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