



INDUSTRIAL PROPERTY FOR LEASE

504 PLUM INDUSTRIAL CT

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PLUM, PA 15239

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

\$17.00/sf for a 5-year Modified Industrial Gross lease with 3% annual increases. The entire space is 1,172 sq ft., with a grade-level garage door and office space. Shorter-term pricing is available. Our standard build-out is included in the above rates. The space can be modified to fit your flex needs.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Industrial Park Setting
- Dock high and Drive-In possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Traffic Count 5,000 daily
- Healthy tenant mix

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	1,172 SF
Building Size:	4,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,258	12,891	30,799
Total Population	5,664	32,424	76,871
Average HH Income	\$74,842	\$82,037	\$82,564

CLAYTON MORRIS

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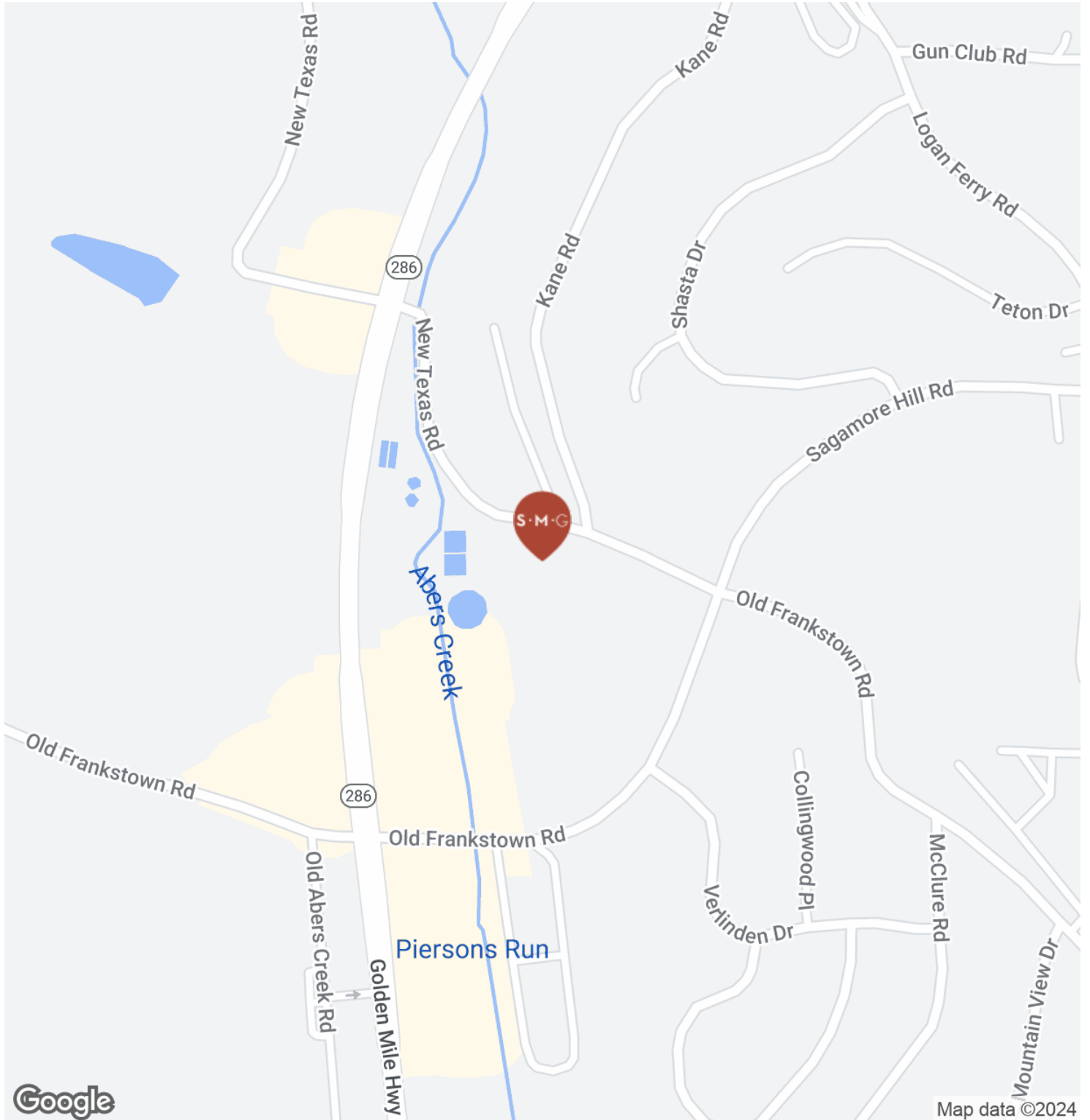
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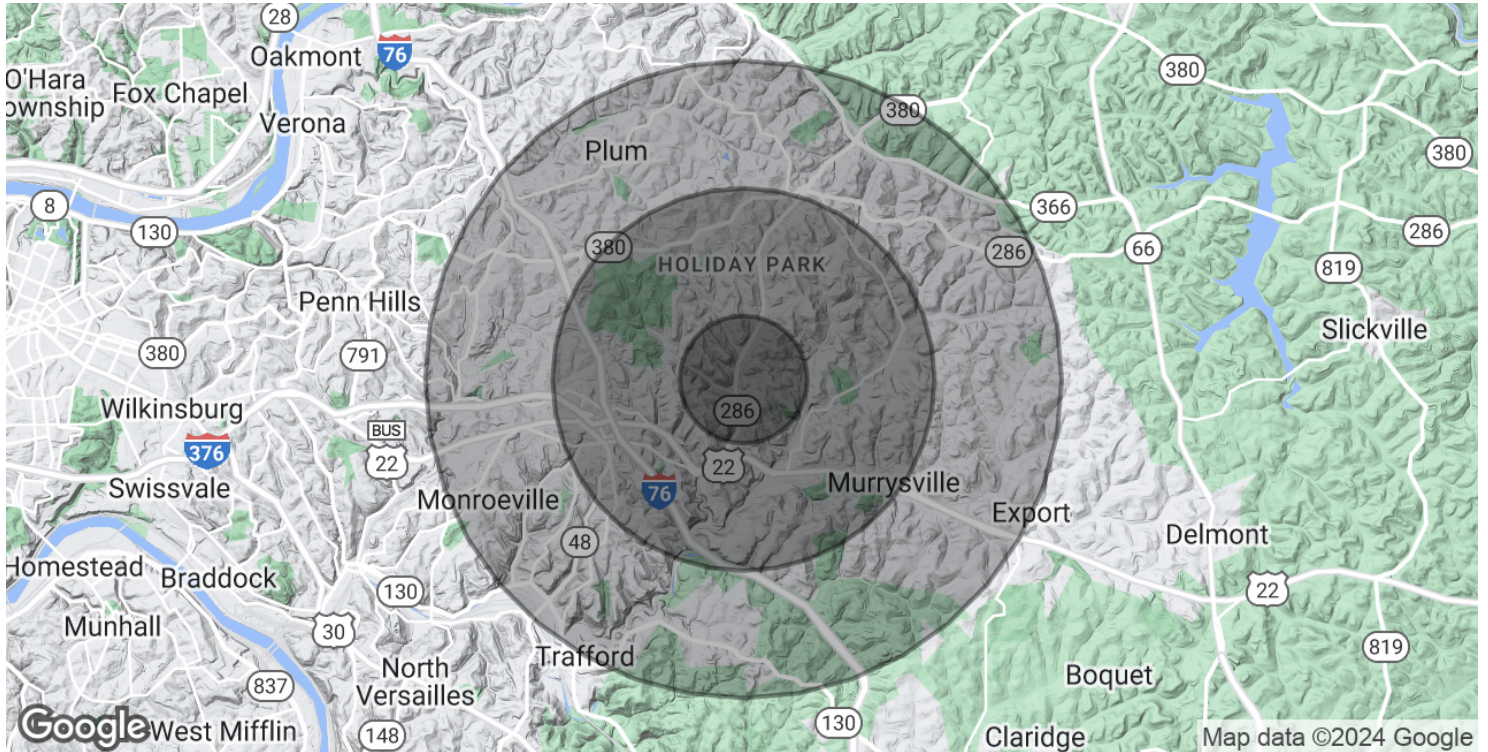
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,664	32,424	76,871
Average Age	40.2	43.7	44.4
Average Age (Male)	38.5	41.9	42.5
Average Age (Female)	41.1	44.9	46.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,258	12,891	30,799
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,842	\$82,037	\$82,564
Average House Value	\$135,848	\$167,854	\$181,767

* Demographic data derived from 2020 ACS - US Census

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