



ADAMS
MANUFACTURING
CORP

AutoZone

 1,950

**2019 EAST WASHINGTON STREET
NEW CASTLE, PENNSYLVANIA**

 25,000

 13,000

BENJAMIN FRANKLIN PKWY

DUNKIN'

FOR LEASE OR SALE

**2019 EAST WASHINGTON STREET
NEW CASTLE, PA**

RETAIL/INDUSTRIAL LAND DIVISIBLE
Just off Benjamin Franklin Parkway



LAND LEASE PRICE:

2.67 Acre Retail Land: \$40,000 per acre per year

24.50 Acre Industrial Land: \$10,000 per acre per year

SALE PRICE:

2.67 Acre Retail Land: \$120,000 per acre

24.50 Acre Industrial Land: \$30,000 per acre

This 27-acre property in Southeast New Castle presents a great development opportunity for a wide variety of retail and industrial uses.

Situated just a quarter mile north of the Benjamin Franklin Highway, and less than a mile from the local elementary and high school campuses, this location benefits from great visibility within a highly trafficked corridor.

The property can be subdivided into multiple retail uses within the upfront 2.76 acres, and other industrial and commercial uses on the remaining 24.59 buildable acres.

New Castle is well positioned between Pittsburgh (50 miles to the south), and Youngstown (20 miles to the northwest).

New Castle, PA is home to Zambelli International and S. Vitale Pyrotechnic Industries, Inc, two of the largest Fireworks & Pyrotechnics companies in the world.

Neighbors include Dunkin', AutoZone, McDonald's, Big Lots, Taco Bell, + many other national tenants

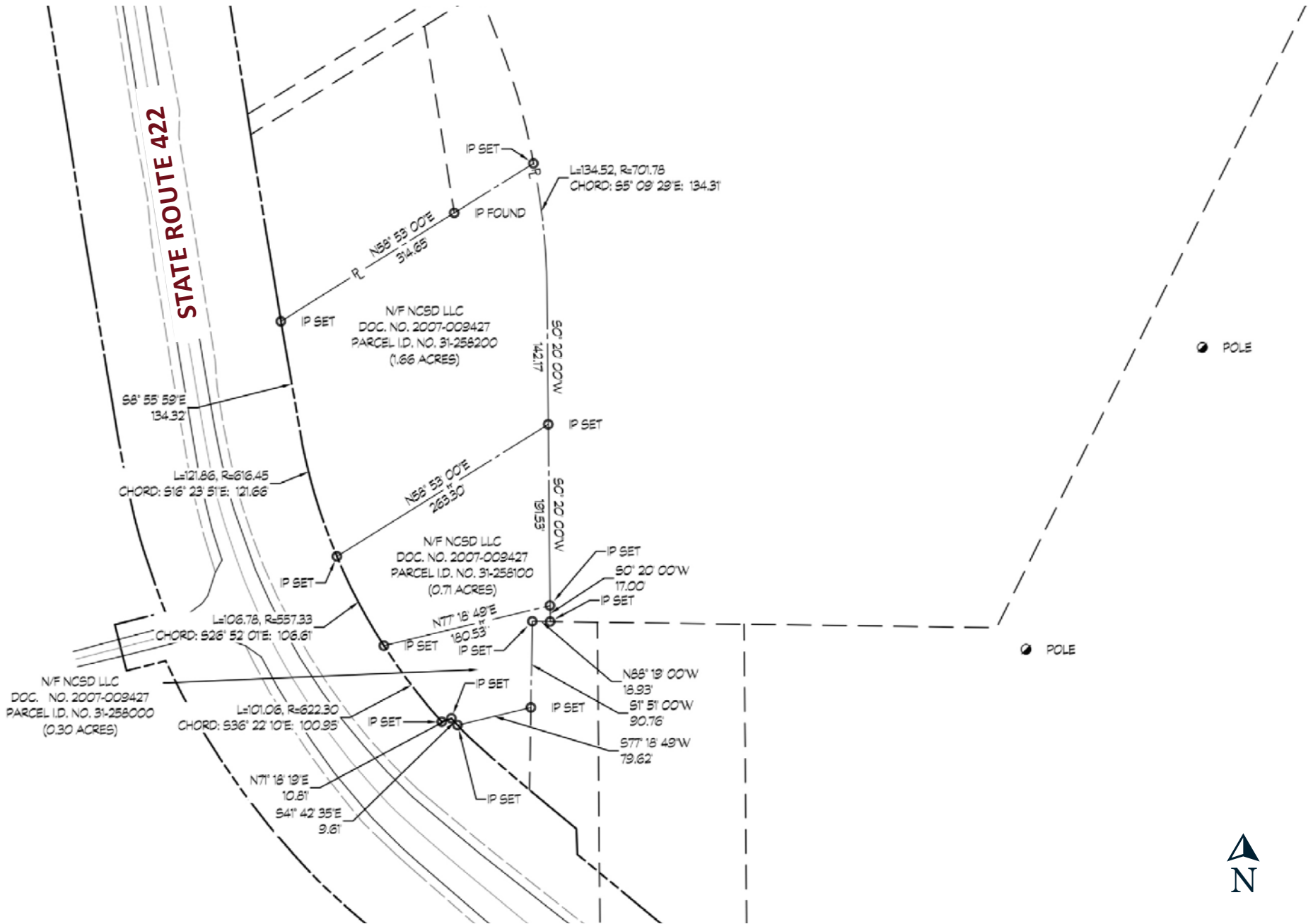
Owner will consider Sale



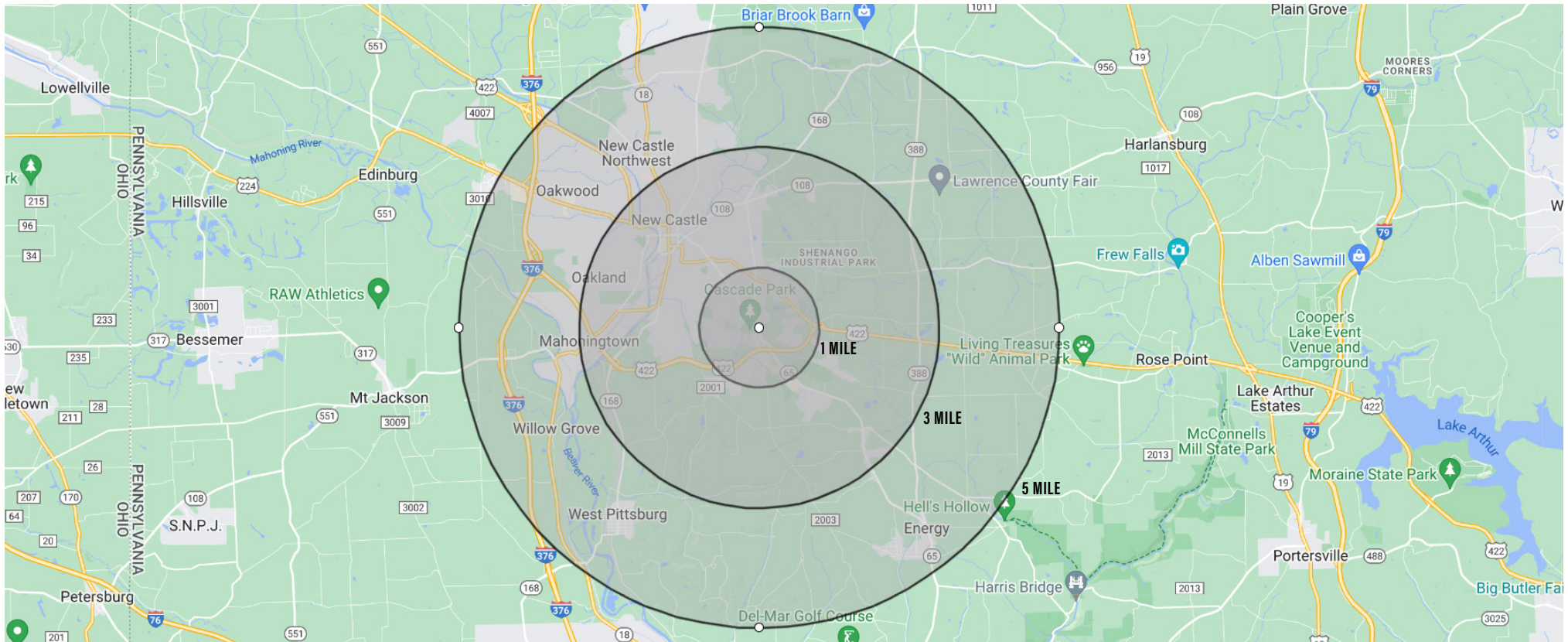
PROPERTY OVERVIEW

PROPERTY ADDRESS	2019 East Washington Street New Castle, PA
INTERSECTION	Just off of Benjamin Franklin Parkway
RETAIL LEASEABLE AREA	2.67 acres
INDUSTRIAL LEASEABLE AREA	24.59 acres
TOTAL LOT SIZE	27.26 acres
LOT FRONTAGE	± 365 ft on East Washington Street
PARKING	TBD
CURB CUTS	TBD
ZONING	General Commercial/Industrial
NEIGHBORS	Dunkin', AutoZone, McDonald's, Big Lots, Taco Bell, + many other national tenants









POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 2022	4,544	26,161	42,941
MEDIAN AGE	46.6	43.6	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2022 HOUSEHOLDS	1,917	10,814	18,007
MEDIAN HOME VALUE	\$87,988	\$79,299	\$94,963
AVERAGE HOUSEHOLD INCOME	\$63,064	\$54,270	\$61,428
MEDIAN HOUSEHOLD INCOME	\$44,188	\$38,970	\$43,822



SOVEREIGN REALTY GROUP

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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms hereof. In no event shall a prospective purchaser have any other claims against Seller or Sovereign Realty Group LLC or any of their affiliates, respective officers, directors, shareholders, owners, employees, or agents for any damages, costs, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

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