

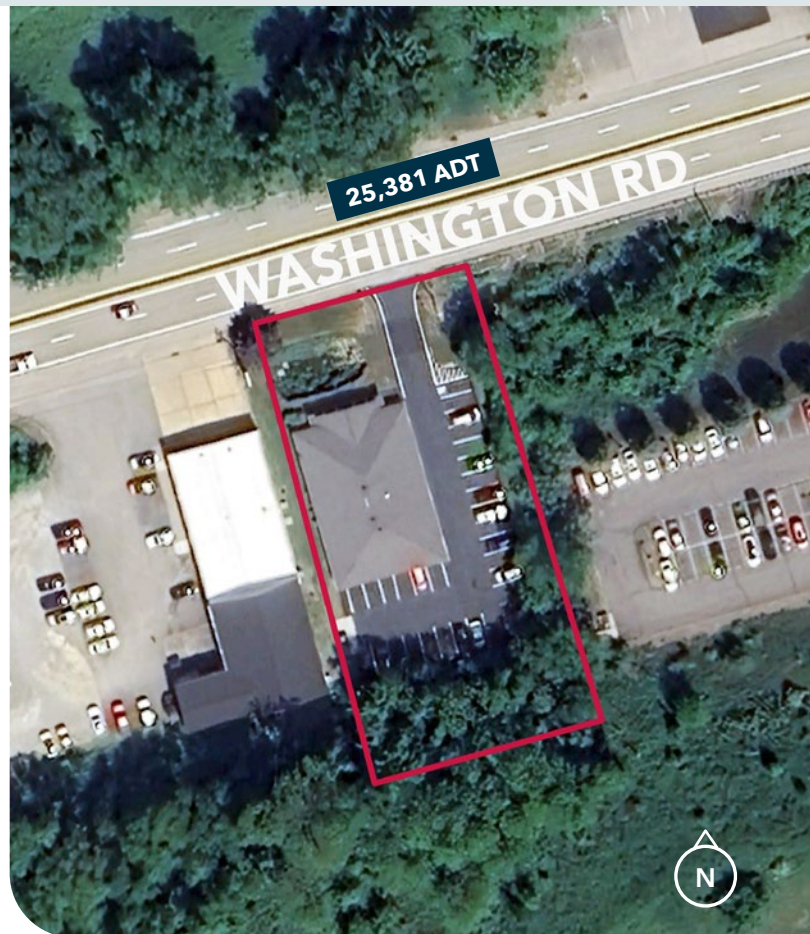
OFFICE/RETAIL BUILDING FOR SALE

2598 WASHINGTON RD, CANONSBURG, PA 15317



PROPERTY HIGHLIGHTS

- Total building size: 5,100 SF
- Excellent visibility along US-19;
Easy access from I-79 Canonsburg exit
- Zoning: C (Commercial)
- Fully heated and air conditioned
- Single-phase power
- All public utilities
- Large conference room, (4) private offices,
break room and kitchen
- 26 surface parking spaces



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BUILDING SPECS

Building/Lot Size	5,100 SF / 0.69 acres
Parcel ID	520-013-00-00-0003-04
Municipality	North Strabane Township, Washington County
Zoning	C - Commercial
Year Built	1993
Stories	1
Use	Office or Retail


Dimensions	85' x 60'
Construction	Masonry
Roof	Asphalt shingle; 8 years old
HVAC	Central
Lighting	LED
Utilities	All public utilities
Parking	26 surface spaces

DEMOGRAPHICS 5 MILE RADIUS (2024)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census

 65,999
POPULATION

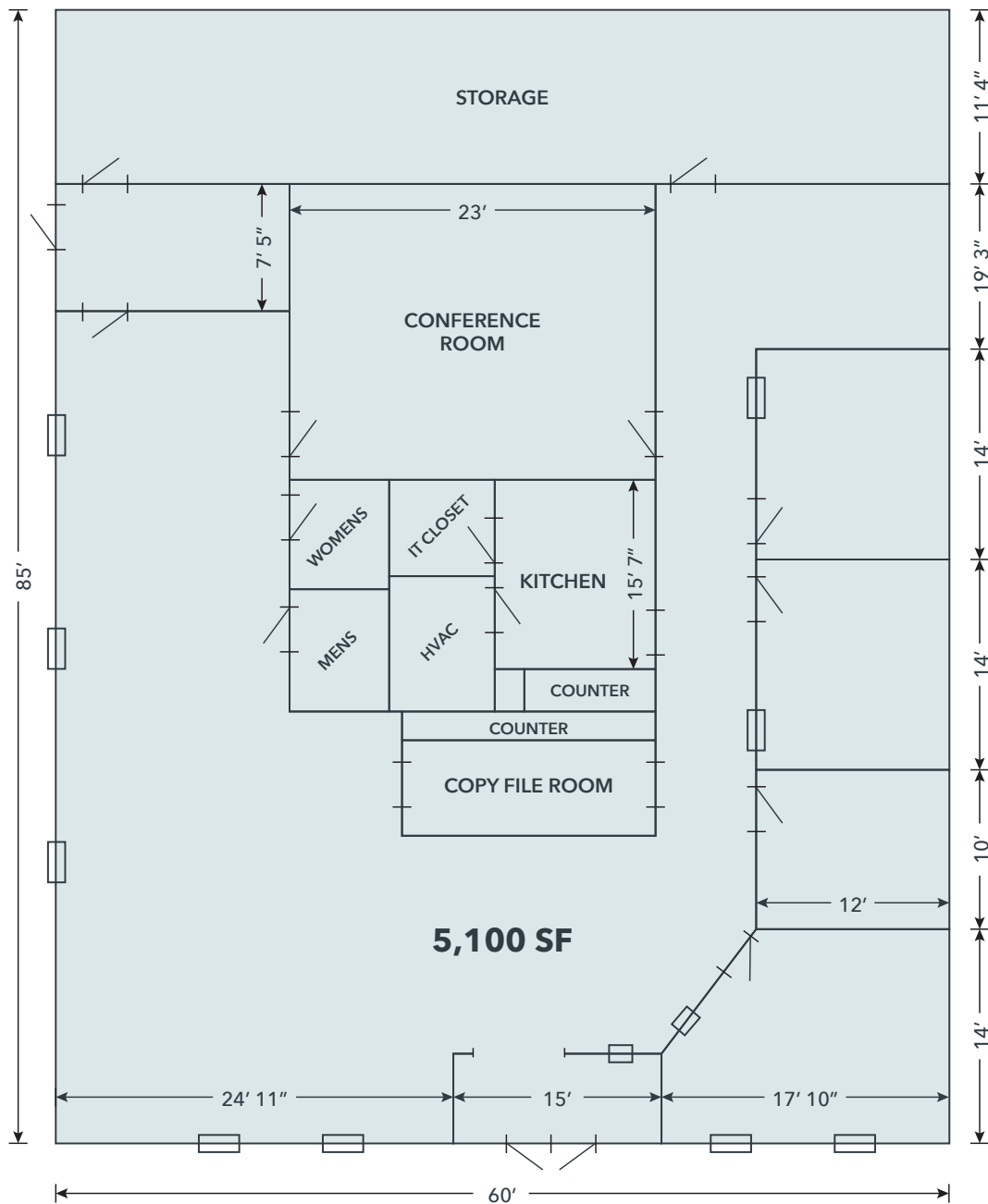
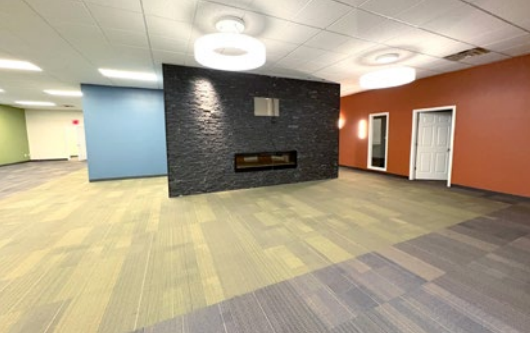
 27,368
HOUSEHOLDS

 \$139,050
AVG. HOUSEHOLD
INCOME

 42,783
TOTAL DAYTIME
EMPLOYEES

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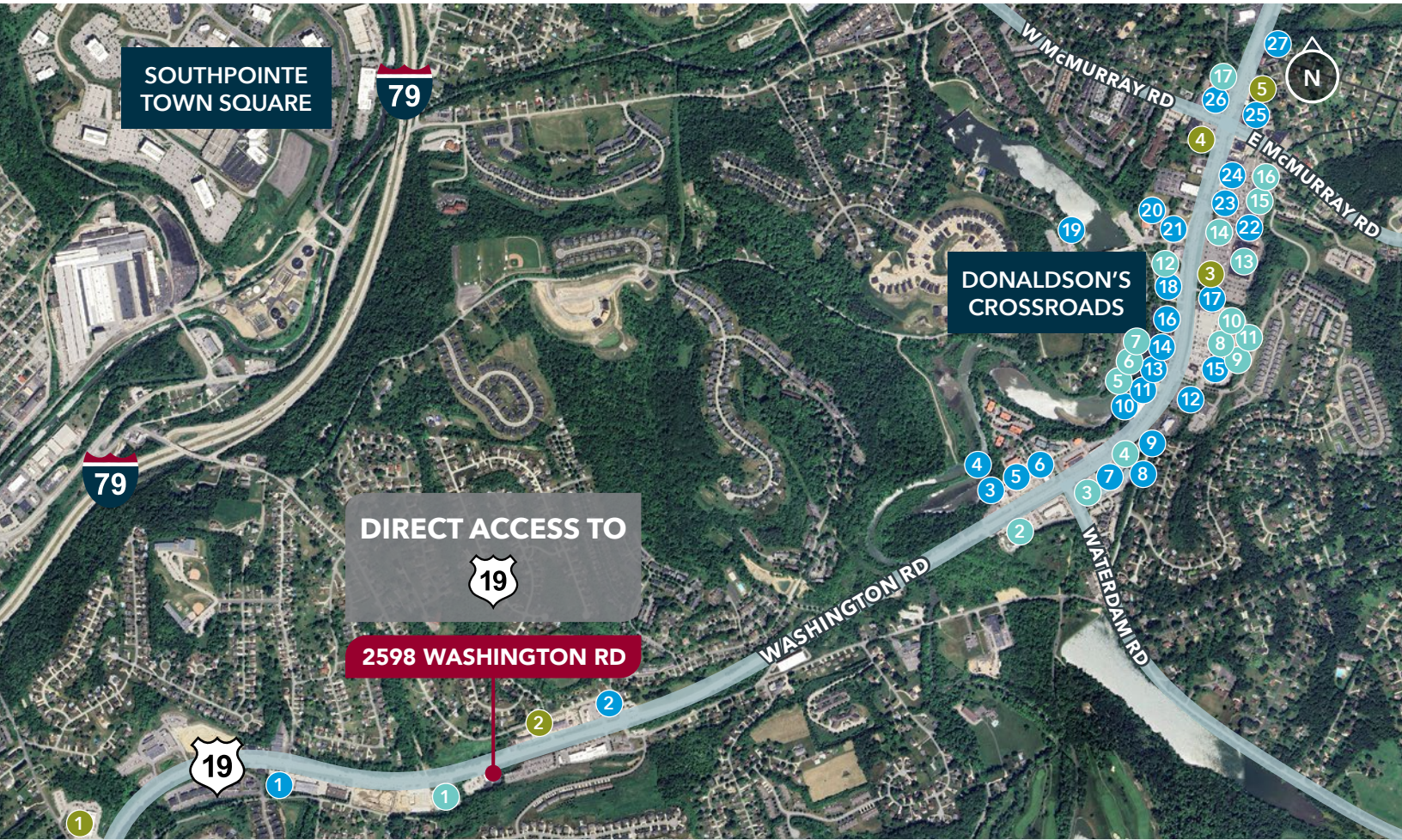
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*Plan is not to scale.

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AREA AMENITIES

FOOD & DINING

- 1 Bethel Bakery
- 2 Kings Family Restaurant
- 3 Mondays Brewing Co
- 4 Peace, Love and Little Donuts
- 5 Benichopsticks Restaurant
- 6 Ollies Pizza
- 7 Bean Curd Chinese Restaurant
- 8 Harry's Pizza
- 9 Jersey Mike's Subs
- 10 Franco's Trattoria
- 11 Bartram House Bakery
- 12 El Campesino
- 13 Aladdin's
- 14 Starbucks
- 15 Atria's Restaurant
- 16 Capstone Grill
- 17 Applebee's Grill & Bar
- 18 Juniper Grill
- 19 Mad Mex

- 20 Anthony's Coal Fired Pizza
- 21 Dairy Queen Grill & Chill
- 22 Nagoya Steakhouse
- 23 Rita's Italian Ice
- 24 Taco Bell
- 25 Einstein Bros. Bagels
- 26 Chipotle Mexican Grill
- 27 Fiori's Pizzeria

CONVENIENCE STORES

- 1 Sheetz
- 2 Coen Markets
- 3 GetGo Gas Station
- 4 BP
- 5 Coen Markets

OTHER RETAIL & AMENITIES

- 1 Pure Hockey
- 2 Ace Hardware
- 3 Rite Aid
- 4 La Pomponnee Salon and Spa
- 5 Massage Envy
- 6 Sport Clips Haircuts
- 7 True REST Float Spa
- 8 McMurray Beer Warehouse
- 9 Dollar Tree
- 10 ALDI
- 11 Michael's
- 12 Pure Barre
- 13 Giant Eagle
- 14 Supercuts
- 15 T.J. Maxx
- 16 Fine Wine & Good Spirits
- 17 MedExpress Urgent Care

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KEY DISTANCES

DONALDSON'S CROSSROADS	1.3 mi / 2± min
I-79 (CANONSBURG, EXIT 45)	2.0 mi / 5± min
WASHINGTON, PA (VIA US-19 S)	8.6 mi / 17± min
DOWNTOWN PITTSBURGH (VIA I-79 N & I-376 E)	21.4 mi / 30± min

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