

3049 WASHINGTON PIKE

BRIDGEVILLE, PA 15017



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 5,300 SF

Lease Rate: Negotiable

Lot Size: 1.26 Acres

Building Size: 5,300

PROPERTY OVERVIEW

Amazing site available for ground lease or purchase

PROPERTY HIGHLIGHTS

- Excellent location next to Get Go at signalized intersection
- Large site available for redevelopment or reuse
- Zoned C-2
- Nearby businesses include Aldi, Get Go, McDonald's, Holiday Inn Express, Starbuck's, Colussy Chevrolet, Bursca Business Park and Abele Business Park
- 20,000 ADT

Presented By:

Kevin Riley

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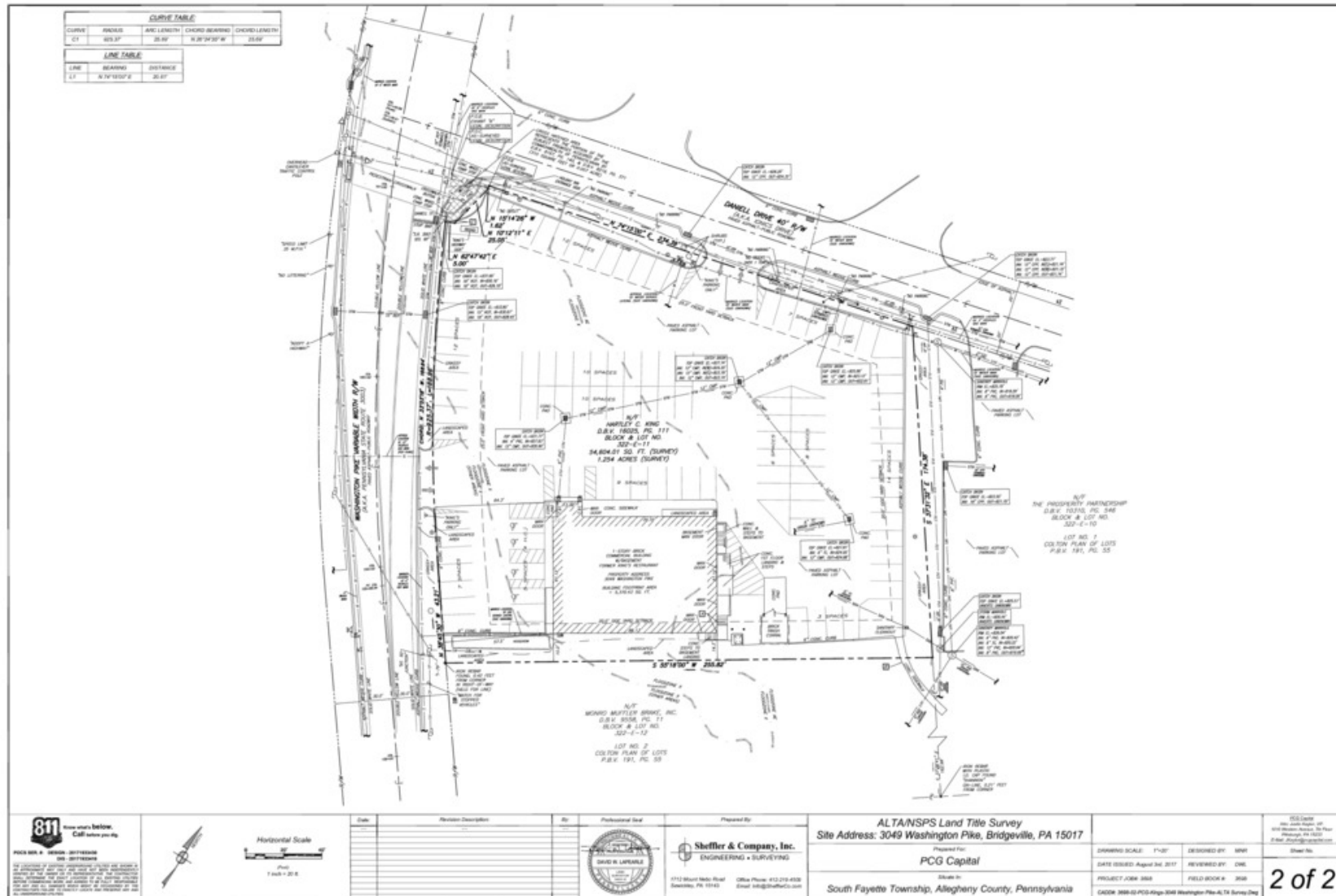
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ADDITIONAL PHOTOS



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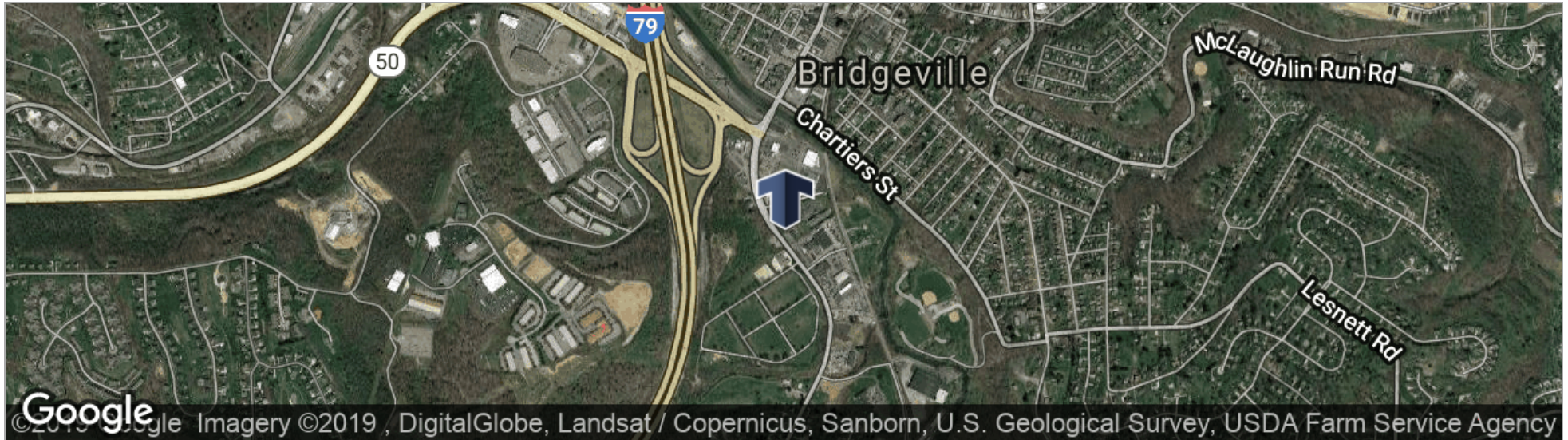
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LOCATION MAPS



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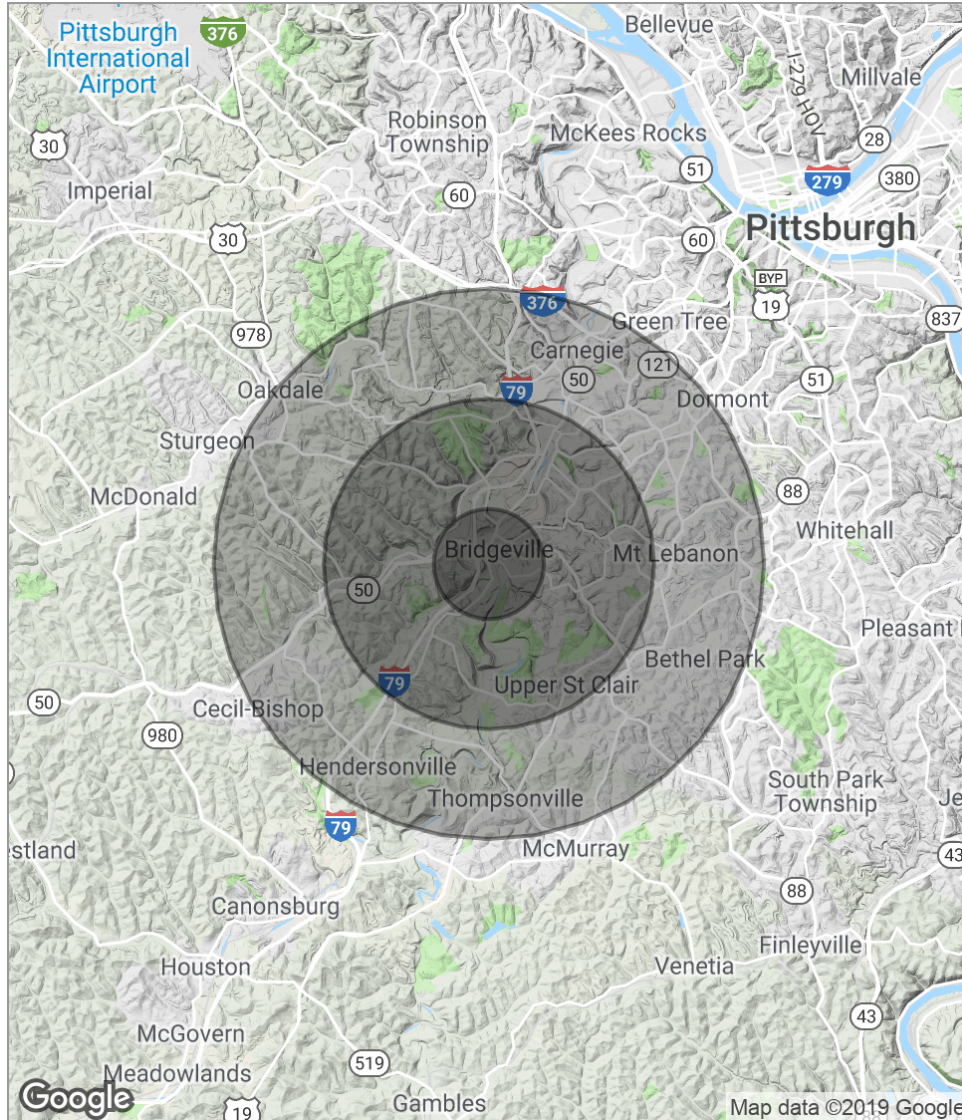
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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	7,130	41,935	132,185
Median age	44.2	44.7	43.9
Median age (Male)	39.8	42.5	41.8
Median age (Female)	47.5	46.6	45.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,315	17,482	54,864
# of persons per HH	2.2	2.4	2.4
Average HH income	\$63,965	\$89,077	\$91,957
Average house value	\$147,357	\$204,527	\$225,100

* Demographic data derived from 2010 US Census

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