

SUB-LEASE RETAIL

1306 N. MEMORIAL BLVD.
CONNELLSVILLE, PA 15425



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OFFERING SUMMARY

- Turn key opportunity for a fast casual restaurant or retail tenant in a high visibility corridor of Connellsville, Pennsylvania. Formerly occupied by KFC, this freestanding commercial building spans approximately 2,822 ft.² and sits on a .4 acre parcel with ample parking and excellent road frontage
- Existing infrastructure in place for drive thru
- Abundant parking located on site
- **High Traffic Volume:** Situated along N. Memorial Blvd. (Route 19) a key arterial Road was strong daily traffic counts
- **Retail Corridor:** Surrounded by national in regional retailers, including grocery stores, auto detailers, fast food, chains, and service based business
- **Demographics:** Dense residential neighborhoods in proximity to Connellsville area, high school and Bible Catholic high school support study foot and drive by traffic
- **Access & Visibility:** Excellent frontage was signage opportunities, and dedicated parking

IDEAL USES: Quick service restaurant, coffee or beverage concept, medical, urgent care, retail showroom, office / service provider

• **SUB-LEASE RATE:** \$16 + NN



