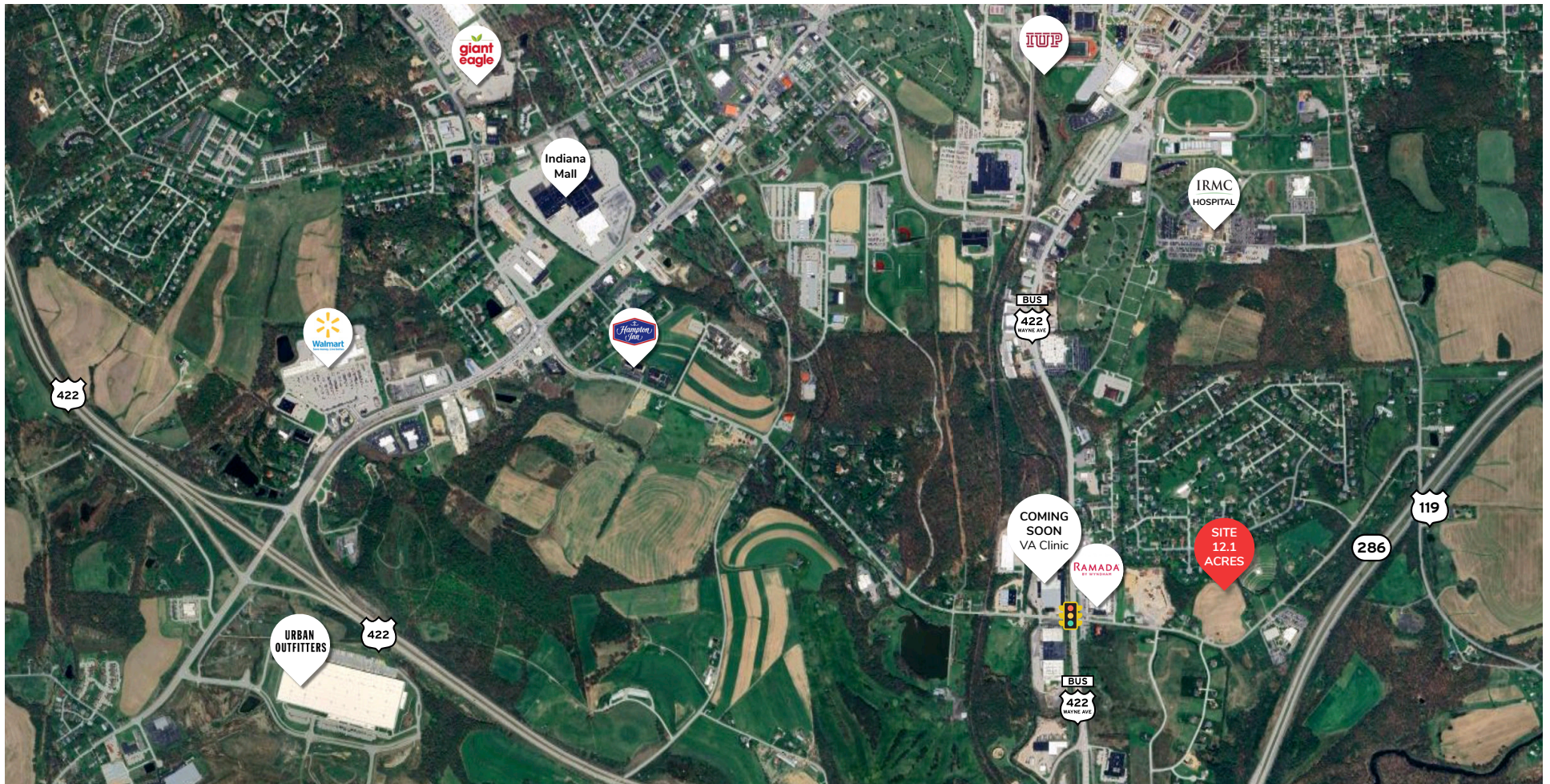


FOR SALE

COMMERCIAL LAND

WHITE TOWNSHIP, INDIANA, PA 15701

12.1 Acres of vacant land on Indian Springs Road (adjacent #411)



Harvest Commercial
Real Estate Services
www.harvestcre.com

BOB LASSER 724.494.5718 | bobl@harvestcre.com

DAVE STEVENSON 412.720.6080 | dstevenson@harvestcre.com

Information contained herein has been obtained from sources deemed reliable, but it is not guaranteed and subject to change without notice.

PROPERTY SPECIFICATIONS

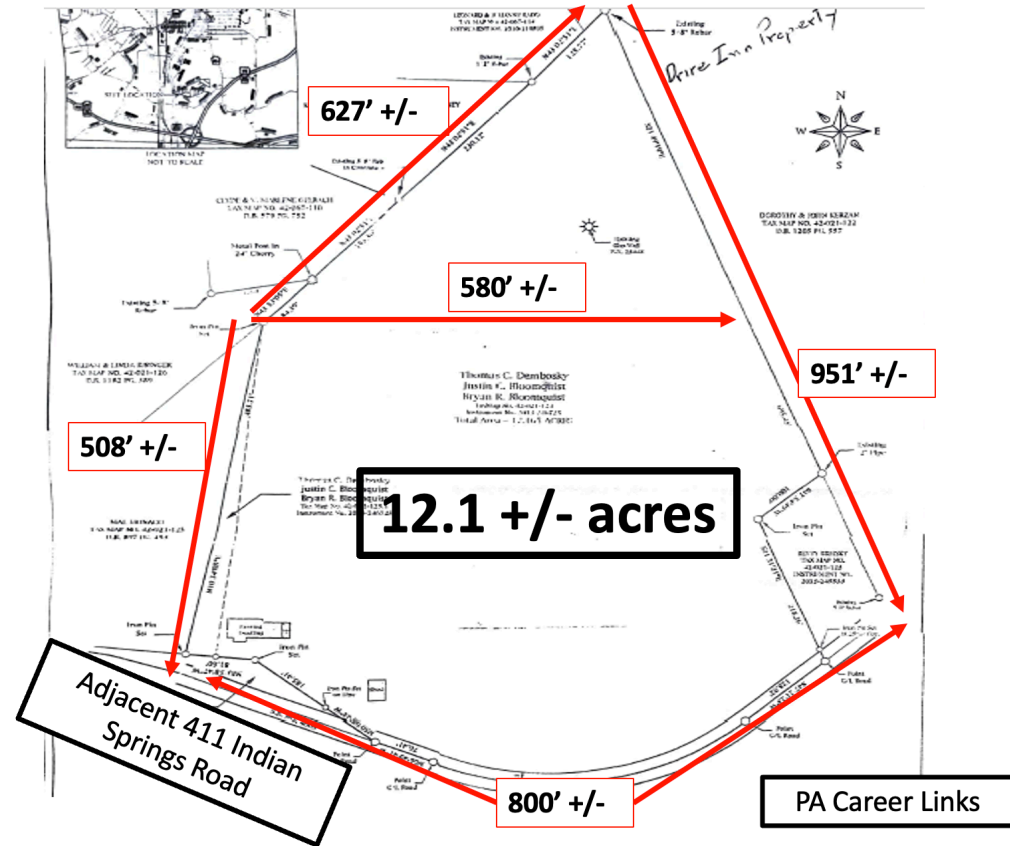
White Township, Indiana, PA 15701



LAND AREA	12.165 acres of level land
ZONING	No zoning in White Township
TRAFFIC COUNT	4,238 on Indian Springs Road 11,092 on US Business 422 (.35 miles west)
POPULATION	1 / 3 / 5 miles 9,762 / 27,351 / 33,257
HOUSEHOLDS	1 / 3 / 5 miles 352 / 10,439 / 13,736
MEDIAN HOUSEHOLD INCOME	1 / 3 / 5 miles \$49,131 / \$51,376 / \$71,865
LATITUDE	40.59446
LONGITUDE	-79.15560
RETAIL within 2 miles	Walmart, Aldi, Giant Eagle, Martin's Supermarket, Petco, Staples, Sheetz, Kohls, Harbor Freight, Dunhams, Royal King, Starbucks, Dunkin' Donuts, Dollar Tree, Dollar General and more
UTILITIES	Sewer: White Township Sewer Authority; Water: Pennsylvania American Water Company Gas: Peoples Gas Electric: West Penn Power
SALE PRICE	\$840,000 (\$70,000 per acre)

PROPERTY SPECIFICATIONS

White Township, Indiana, PA 15701



*Sizes are approximate