

# FOR LEASE

## LAUREL PLAZA

1952 University Drive | Connellsville, PA 15425



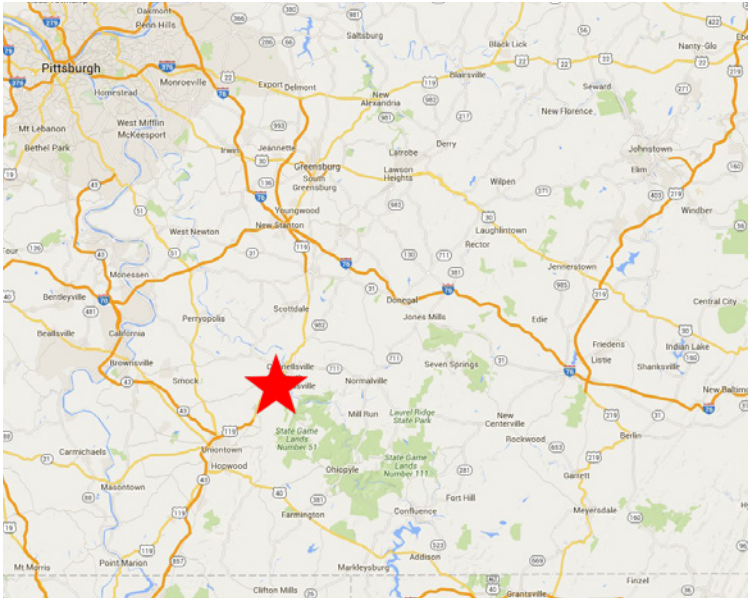
### PROPERTY HIGHLIGHTS:

- Anchored by Rural King (Not Owned) & Dollar Tree
- Fully Built-Out Grocery Store Available
- Traffic Count: 27,000 AADT
- GLA of +/- 222,351 SF
- Land For Sale

### PROPERTY OVERVIEW:

- Located SE of Pittsburgh
- Nearest Intersection: Route 119 & Riverside Drive
- Fayette County



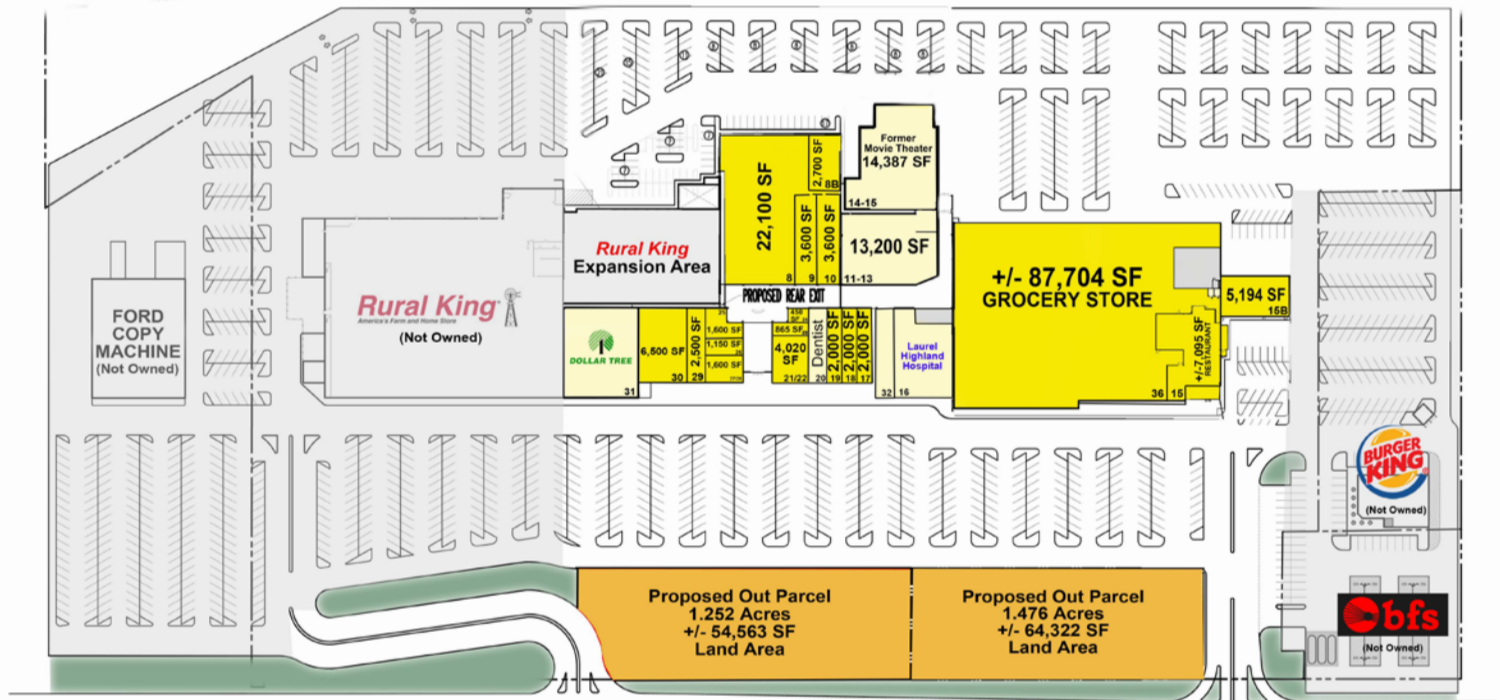


## DEMOGRAPHICS

Projected 2020 Estimates

1952 University Drive | Connellsville, PA 15425

RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	6,507	21,985	71,428
AVG. HH INCOME	\$71,805	\$71,974	\$74,354
AVG. AGE	44	44	45



**UNIVERSITY DRIVE ROUTE 119**

Owned and Operated By A

**GATOR**  
Affiliated Company

[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, LLC, Real Estate Broker

**LEASING INFO: 877.459.9605**

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