



## RETAIL PROPERTY FOR LEASE

INCREDIBLE I-70 INTERCHANGE LOCATION

206 WILSON RD, BENTLEYVILLE, PA 15314



**Presented By:**

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,000 SF
Available SF:	2,000-7,000 SF
Lot Size:	~2 Acres
Year Built:	1971
Zoning:	Interchange Development District

## PROPERTY OVERVIEW

Introducing a prime retail leasing opportunity at a highway interchange. This 7,000 SF building is poised for a brand new redevelopment, making it a perfect space for a variety of retail or service-based uses. The property offers flexible lease options, with the ability to subdivide down to 2,000 SF to accommodate smaller tenants. The site is being offered in as-is condition, presenting a blank canvas for customization to suit your business needs. Positioned in a high-visibility area with strong traffic counts and easy access, this property provides excellent potential for tenants looking to establish or expand their presence in the I-70 corridor. Build-to-suit and ground lease options will also be considered.

## PROPERTY HIGHLIGHTS

- Prime location with high visibility and easy access off I-70
- Flexible space subdividable down to 2,000
- Proximity to retail anchors
- Build-to-suit and ground lease options

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## ADDITIONAL PHOTOS



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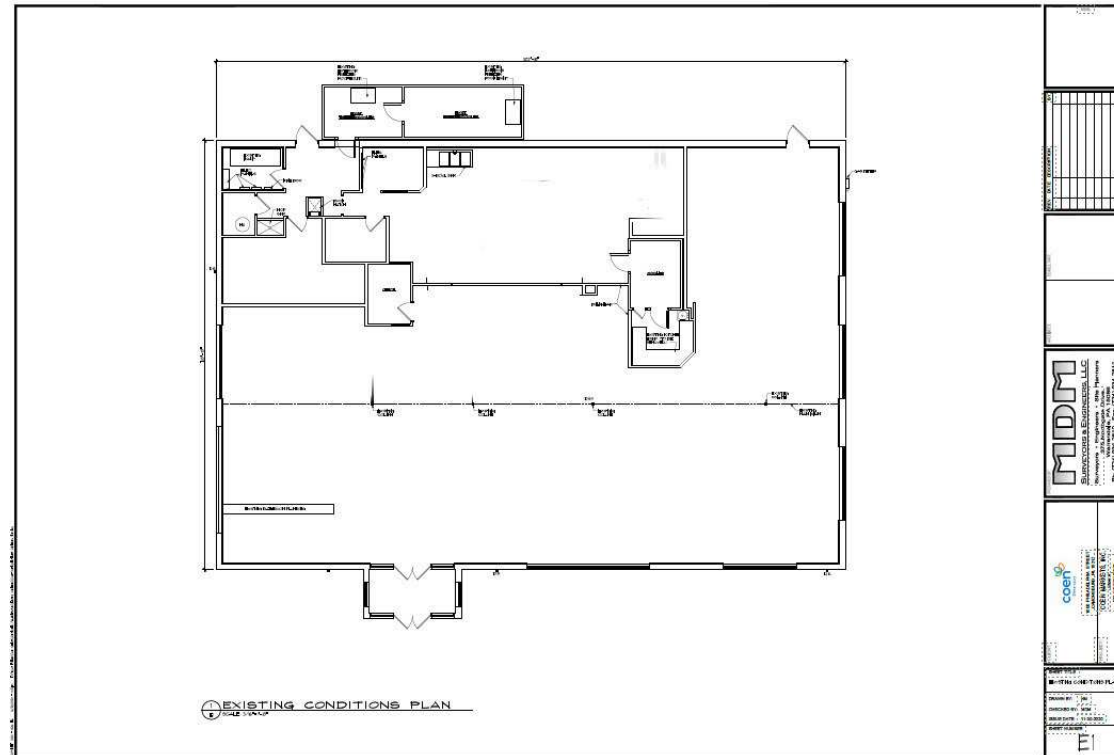
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## PLANS



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## RETAILER MAP



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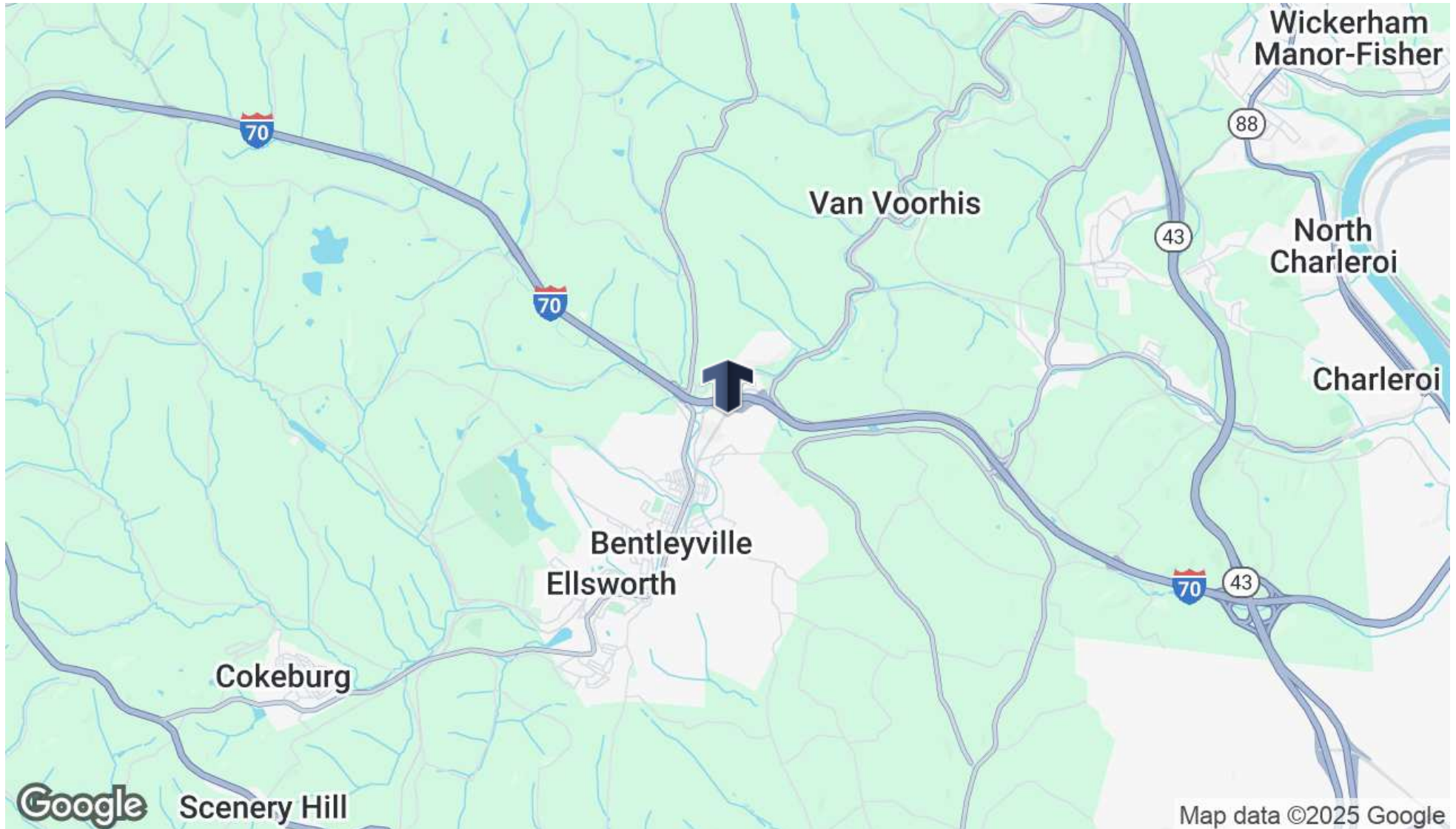
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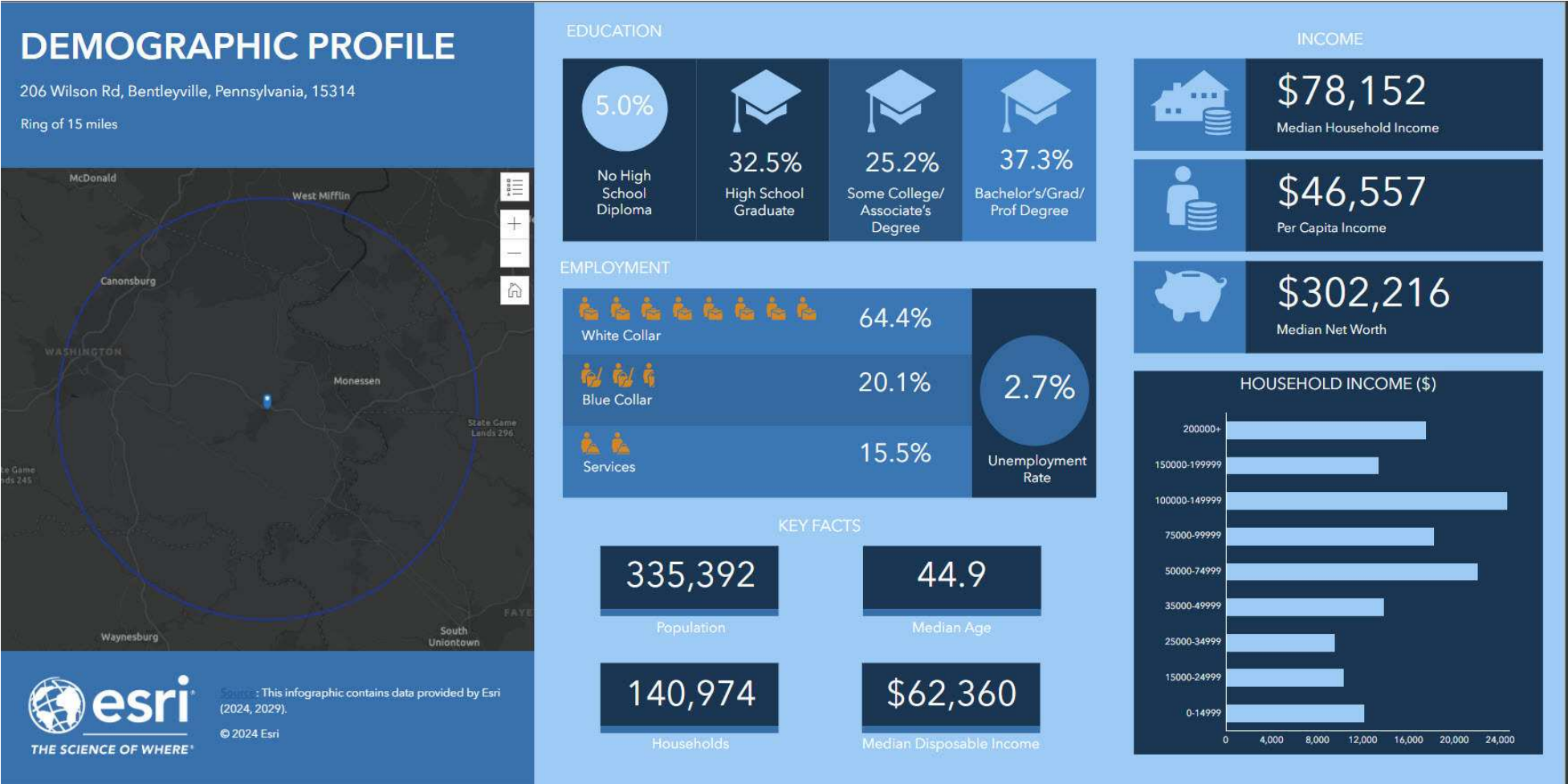
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## DEMOGRAPHICS MAP & REPORT



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