

# 527 Route 19

Zelienople, PA 16063

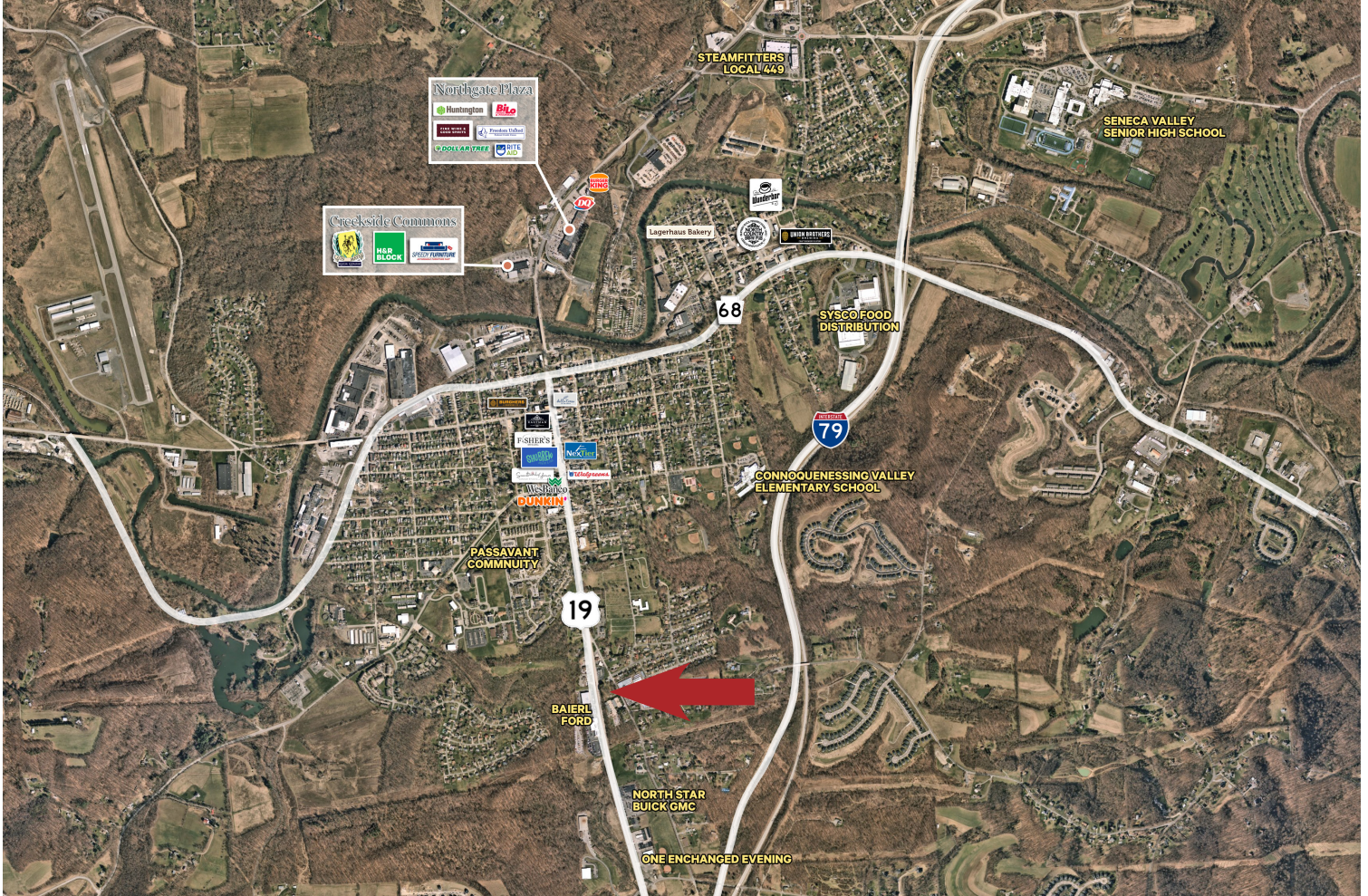


## Property Overview

- + 1.64 acre development site located on Route 19/Perry Hwy just south of Downtown Zelienople
- + Frontage on Route 19/Perry Hwy. and Old Perry Hwy
- + Located directly across from Baierl Ford
- + Zoned C-3: Many permitted uses including banks, daycare centers, general retail, minor automotive repair and sales, restaurants, hotels and service stations
- + Excellent visibility and strong traffic count

- + 16,792 average daily traffic count
- + All utilities to the property

2023 Demographics	One Mile	Three Miles	Five Miles
Total Population	4,201	10,712	27,015
Daytime Population	7,055	13,219	25,324
Average Household Income	\$94,295	\$107,603	\$131,812
Households	2,141	4,722	10,941



## Contact Us

**Steven M. Esposito**  
First Vice President  
+1 412 716 4865  
steven.esposito@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

