



Avison Young - Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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FOR SALE OR LEASE

Route 228 Auto Mall

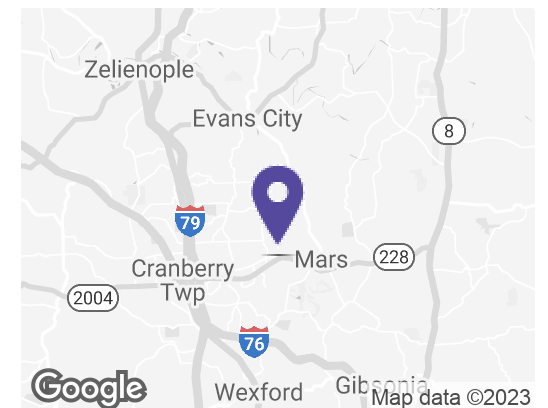
215 SCHARBERRY LN, Mars, PA 16046

**AVISON
YOUNG**



Offering Summary

Sale Price:	Negotiable
Building Size:	5,877 SF
Lot Size:	2.34 Acres
Price / SF:	-
Year Built:	2017
Zoning:	Transition Overlay



Get more information

Robert Delmonico
Vice President, Leasing Manager
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Retail property for sale or lease

215 SCHARBERRY LN

Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	Transition Overlay
Lot Size	2.34 Acres
Power	Yes

Building Information

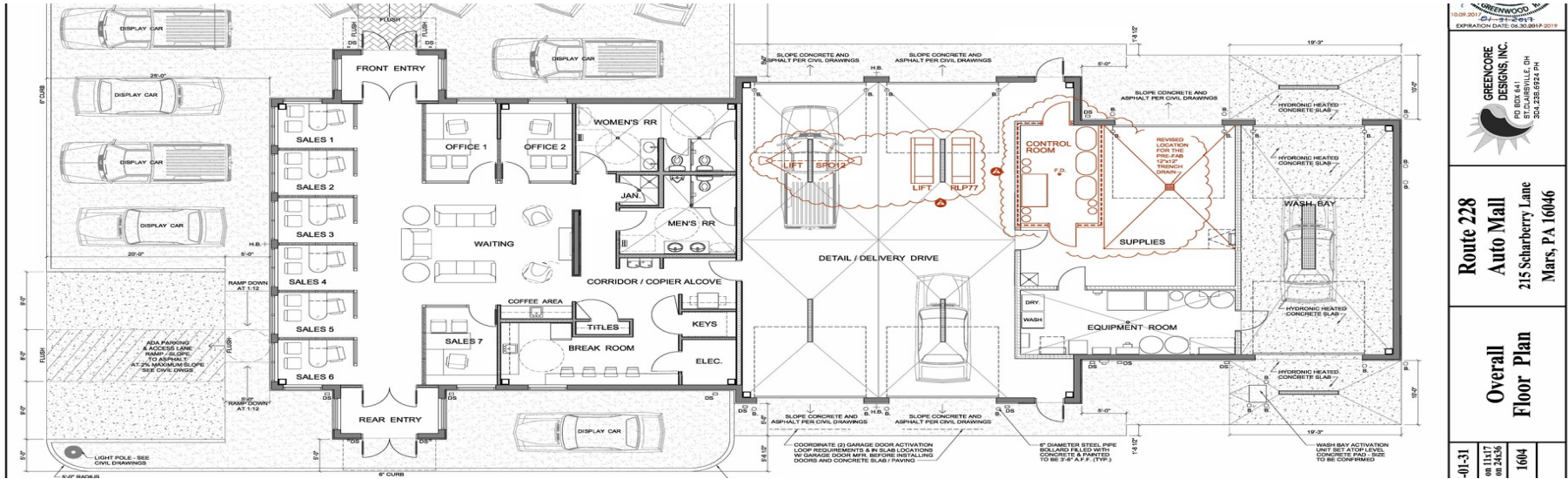
Building Size	5,877 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	9 ft
Number of Floors	1
Average Floor Size	5,877 SF
Year Built	2017
Construction Status	Existing
Condition	Excellent
Free Standing	Yes

Location Information

Building Name	Route 228 Auto Mall
Street Address	215 SCHARBERRY LN
City, State, Zip	Mars, PA 16046
County	Butler
Township	Adams
Nearest Highway	I 79
Nearest Airport	Pittsburgh International



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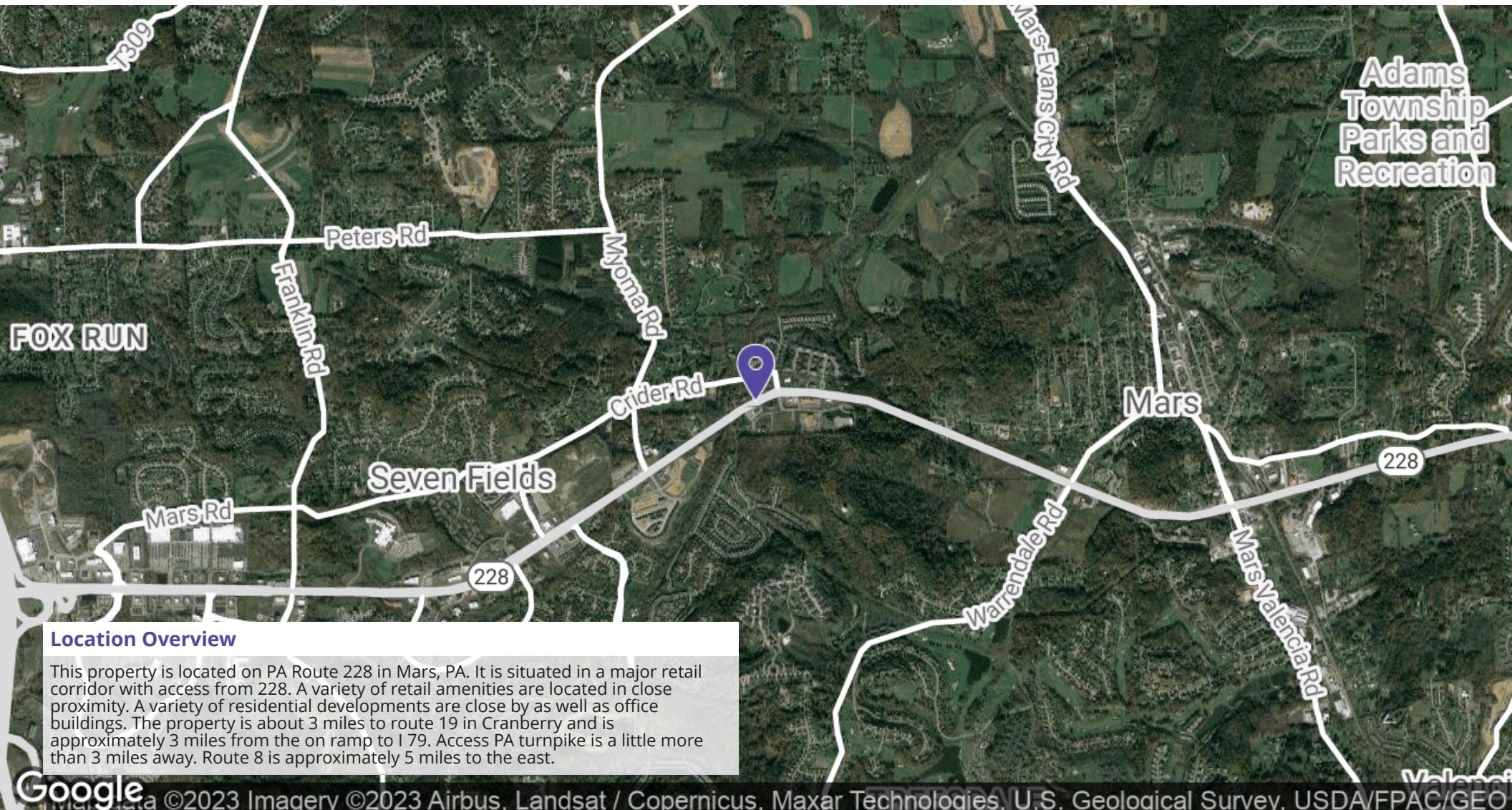
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,877 SF	Lease Rate:	\$35.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
For Lease	Available	5,877 SF	NNN	\$35.00 SF/yr	-

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Location Overview

This property is located on PA Route 228 in Mars, PA. It is situated in a major retail corridor with access from 228. A variety of retail amenities are located in close proximity. A variety of residential developments are close by as well as office buildings. The property is about 3 miles to route 19 in Cranberry and is approximately 3 miles from the on ramp to I 79. Access PA turnpike is a little more than 3 miles away. Route 8 is approximately 5 miles to the east.

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