



TRIANGLE SQUARE SHOPPING CENTER

FOR SALE

2604-2620 Freeport Road
Natrona Heights PA 15065

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PROPERTY HIGHLIGHTS

FEATURES:

- One-Story brick neighborhood retail strip center with ample parking in lot
- Approximately 17,000 vehicles per day
- Current Tenants:
- Massage Life ~ New Nails ~ Octopus Ink Vapor ~ Christopher's Salon ~ Dollar Store



LOT & BLOCK:

1679-E-00072

TOTAL SIZE:

8,199 +/- Square Feet

AVAILABLE SUITES:

Triangle Square Plaza is 100% occupied

SALE PRICE:

\$821,000
NOI: \$61,622
CAP Rate: 8%



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	5,303	23,341	52,746
Median HH Income	\$63,605	\$55,525	\$55,522

