










## New development... retail, restaurant opportunity

-  0.57 acre mostly level site with great visibility
-  Frontage and access to Perry Highway
-  2,700 structure currently sits on the site
-  Adjacent to Creekside Commons and across the road to the Northgate Plaza
-  Approx. 8 minutes to Cranberry and close to I-79
-  Perfect for new retail development
-  Ownership will consider a lease

**To learn more,  
please contact:**



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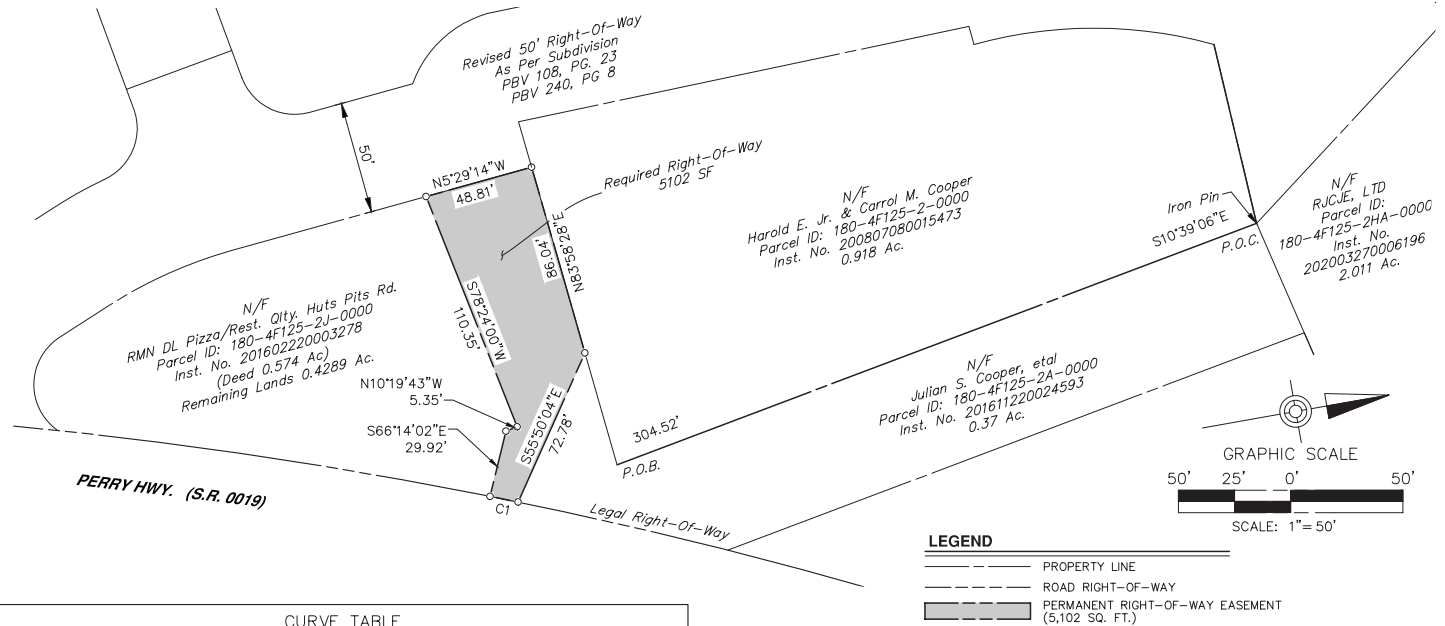


**For further  
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	2133.68'	12.77'	6.39'	0°20'34"	N21°28'09"E	12.77'

NOTES:  
THE PROPERTY LINES SHOWN IN THIS EXHIBIT WERE PREPARED FROM COUNTY TAX MAPS, DEED DESCRIPTIONS, AND LIMITED SURVEY WORK AND DO NOT REPRESENT AN ACTUAL BOUNDARY SURVEY.  
BEARINGS ARE BASED UPON PA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.



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