



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

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FOR SALE

9869 ROUTE 22

Blairsville, PA 15717

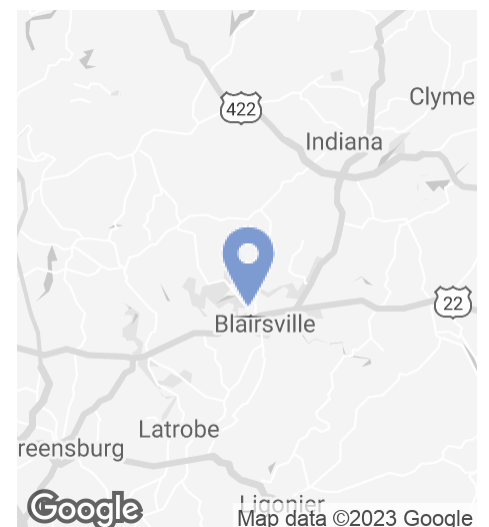
**AVISON
YOUNG**



Imagery ©2023, Maxar
Technologies, USDA/FPAC/GEO

Be seen! Prime lot with highway frontage...

- 3.15 acres
- Utilities at the site
- Flat topography with 583 feet of frontage on US 22/119
- Highly Visible corner location on US 22/119 and Jonnet Ln
- 20,000 cars pass per day
- Multiple access points from US 22/119, Jonnet Ln and W Market Street
- Ownership will consider lease/ground lease opportunities as well



Get more
information

Robert Delmonico
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Property details

9869 ROUTE 22

Location Information

Building Name	9869 ROUTE 22
Street Address	9869 ROUTE 22
City, State, Zip	Blairsville, PA 15717
County	Westmoreland
Township	Derry Township
Side of the Street	East
Signal Intersection	Yes
Road Type	Highway
Nearest Highway	US 22/119
Nearest Airport	Arnold Palmer Regional Airport

Property Information

Property Type	Land
Property Subtype	Retail-Pad
Zoning	No Zoning
Lot Size	3.15 Acres
APN #	45-11-00-0-193
Lot Frontage	583 ft
Lot Depth	290 ft
Corner Property	Yes
Traffic Count	20000
Power	Yes
Topography	Flat, essentially pad ready



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Location Description

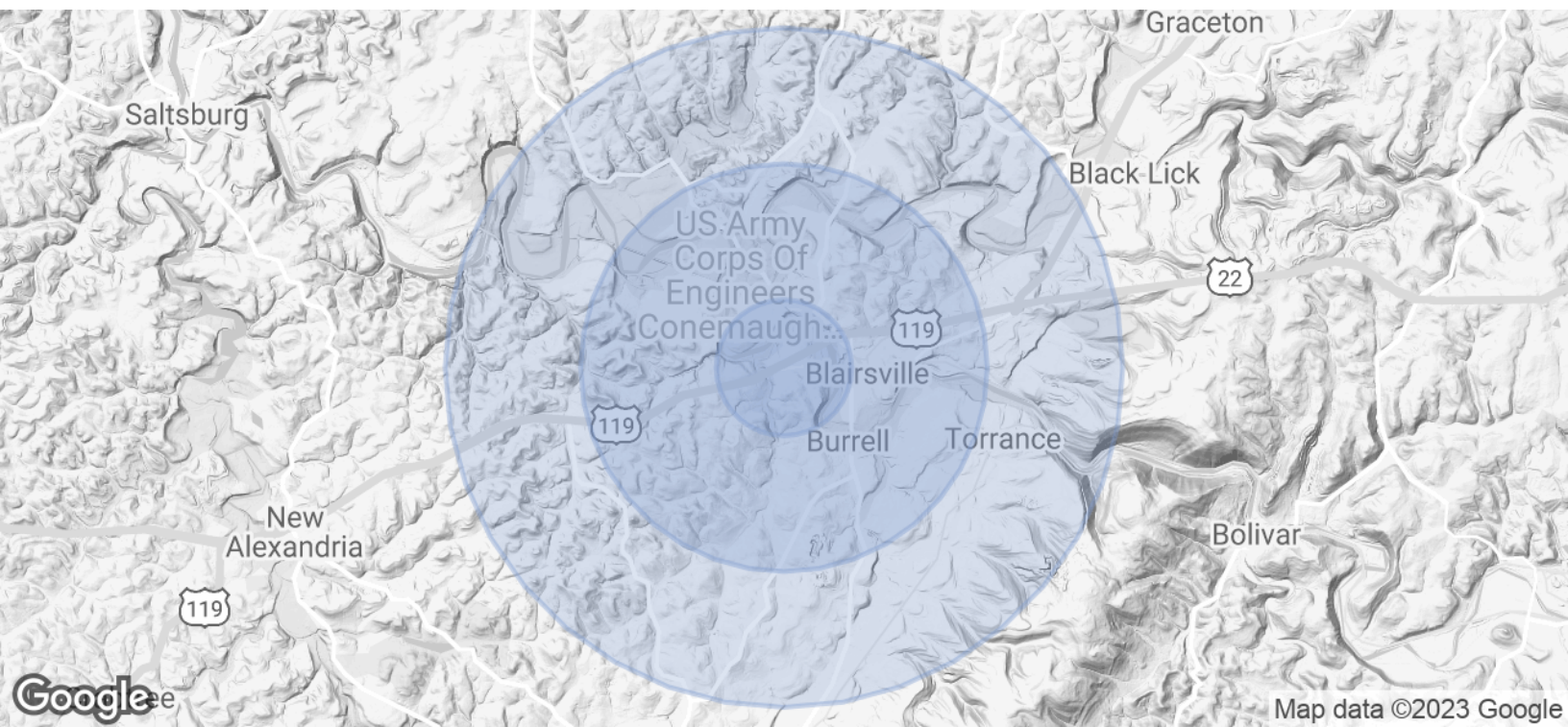
This highly visible site is located at the traffic light of US 22/119 and Jonnet Ln., it is a corner lot with 583 feet of frontage on US 22/119 and has multiple access points from US 22/119, Jonnet Ln and W Market Street. Close proximity to Downtown Blairsville, 1 hr. and 30 min. to State College, 28 minutes to Latrobe airport, 27 minutes to Greensburg and 37 minutes to the PA turnpike and approximately 57 minutes to Downtown Pittsburgh.

Location Details

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Township	Derry Township
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Population	1 Mile	3 Miles	5 Miles
Total Population	469	3,191	9,469
Average Age	44.5	47.5	43.9
Average Age (Male)	46.7	48.5	42.9
Average Age (Female)	44.4	47.9	45.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	187	1,401	4,261
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$70,768	\$64,952	\$62,230
Average House Value	\$108,560	\$110,163	\$110,002

* Demographic data derived from 2020 ACS - US Census



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