

# LEASE RATE REDUCTION

\$20 PER SQUARE FOOT, MODIFIED GROSS, FOR FIRST YEAR



# 150

SCHARBERRY LANE  
MARS, PA 16046

## OFFICE BUILDING FOR SALE OR LEASE

6,000 - 12,000 square feet available

**BUNCHER**

REALTY SERVICES

Buy. Sell. Lease. Buncher.



# 150

## SCHARBERRY LANE

## PROPERTY HIGHLIGHTS

This Class A office building presents with high end finishes in an efficient footprint. The building offers breathtaking views of Butler County, abundant natural light and is located just minutes from I-79 and Cranberry Township.



Built in 2007



6,000 - 12,000 SF  
Available



Lot Size: 3.71 acres



Class A office space



Spectacular views



Ample parking



Ideal for one or two  
occupants



ASKING PRICE: \$2,950,000

ASKING RATE: \$20.00/SF MG FOR FIRST YEAR



# RETAIL AREA MAP



## 20 MINUTE DRIVE TIME DEMOGRAPHICS



Population  
94,858



Households  
36,744



HH Income  
\$192,286



Businesses  
4,476

# DEMOGRAPHICS

	10 Minute Drive-Time	20 Minute Drive-Time	30 Minute Drive-Time
<b>Population</b>			
Estimated Population (2024)	22,367	94,857	243,977
Projected Population (2029)	22,752	94,732	240,496
Projected Annual Growth (2024-2029)	386	-126	-3,871
<b>Households</b>			
Estimated Households (2024)	8,733	36,774	100,360
Projected Households (2029)	8,892	36,068	99,166
Projected Annual Growth (2024-2029)	159	149	-724
<b>Average Household Income</b>			
Estimated Average Household Income (2024)	\$202,777	\$185,252	\$155,542
Projected Annual Household Income (2029)	\$212,521	\$193,383	\$162,485
Projected Annual Change (2024-2029)	\$9,745	\$8,132	\$6,944
<b>Median Household Income</b>			
Estimated Median Household Income (2024)	\$143,616	\$139,043	\$115,982
Projected Median Household Income (2029)	\$148,774	\$143,604	\$119,731
Projected Annual Change (2024-2029)	\$51,158	\$4,561	\$3,749
<b>Race and Ethnicity</b>			
White	20,614	84,518	219,276
Black or African American	357	1,829	6,137
American Indian	8	57	146
Asian	721	5,416	11,101
Hispanic	175	692	1,473
<b>Population by Sex</b>			
Female	11,222	47,467	122,103
Male	11,144	47,390	121,874
<b>Education Attainment</b>			
Total Population	15,980	67,438	178,419
High School Graduate	2,537	11,977	39,272
Some College	1,810	7,985	23,303
Associate Degree	1,272	5,503	16,678
Bachelor Degree	5,814	22,880	55,279



## Total Businesses

10 Minutes: 784  
20 Minutes: 4,746  
30 Minutes: 9,648



## Housing Units

10 Minutes: 9,311  
20 Minutes: 39,171  
30 Minutes: 107,527



## Total Employees

10 Minutes: 8,220  
20 Minutes: 59,624  
30 Minutes: 109,497



# PROPERTY PHOTOS



Lobby



Workstations



Conference Room



Conference Room



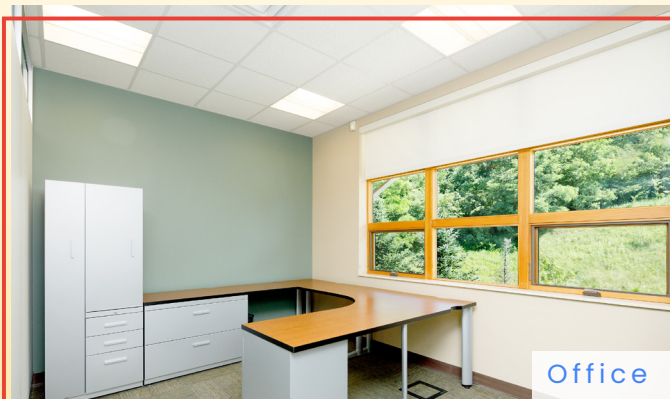
Office



Outdoor Space



Kitchen



Office



Training Room



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## FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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**BUNCHER**

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