

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



ASKING PRICE: \$2,950,000

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

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

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
Population			
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
Households			
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
Average Household Income			
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
Median Household Income			
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
Race and Ethnicity			
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
Population by Sex			
Female	11,222	47,467	122,103
Male	11,144	47,390	121,874
Education Attainment			
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

150

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MARS, PA 16046



FOR ADDITIONAL INFORMATION, PLEASE CONTACT

Gregg Broujos

President

412.422.9900 ext. 227

gbroujos@buncherrealty.com

Jesse Ramey

Leasing Associate

412.676.9947

jramey@buncher.com

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