



## REDEVELOPMENT - FOR SALE OR LEASE

196 MURTLAND AVENUE  
WASHINGTON, PA 15301



**Presented By:**

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## SECTION 1 // PROPERTY INFORMATION

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## SECTION 1 // EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$22.00 PSF
Building Size:	4,600 SF
Zoning	C2 - General Commercial District
VPD	~20,000
County	Washington PA
Township	South Strabane

### PROPERTY OVERVIEW

Positioned along the highly traveled Murtland Ave., this versatile 4,600 SF commercial property offers exceptional visibility and accessibility for a wide range of uses. The layout features an expansive open floor plan with several private offices, supporting flexible configurations such as retail, showroom, or professional office space. Surrounded by established businesses and consistent daily traffic, the site benefits from strong exposure, convenient highway access, ample frontage, and spectacular parking. In addition to its immediate usability, the property presents a compelling redevelopment opportunity, with its strategic location and adaptable footprint well-suited for repositioning, expansion, or a complete reimaging to meet evolving market demands.

### PROPERTY HIGHLIGHTS

- Prominent frontage along Route 19 commercial corridor
- Directly across from 150,000 SF Costco slated to open fall of 2026
- Perfect reuse or redevelopment
- Convenient access to I-70, I-79, and major regional routes

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## SECTION 1 // ZONING

### PERMITTED USES

- Active recreation (indoor, low-impact)
- Antiques and interior decorating
- Apparel and accessories store
- Appliance and home furnishings store
- Art, book, and stationery store
- Bakery shop (including processing)
- Bar or tavern
- Beverage distributor
- Business or professional offices
- Business services
- Candy or ice cream store (including processing)
- Card and gift shop
- Catering service (including rental hall)
- Churches
- Commercial greenhouse
- Commercial school
- Convenience store
- Day spa
- Department store
- Drugstore
- Dry-cleaning pickup store
- Educational studio
- Essential services
- Financial institution
- Florist shop
- Food store
- Forestry (subject to § 245-179)

### PERMITTED USES CONTINUED

- 
- Funeral home
- Garden center
- General merchandise store
- Grocery store
- Hardware store
- Health club
- Home improvement store
- Indoor entertainment
- Laundromat
- Libraries and museums
- Medical offices
- Oil and gas drilling (subsurface facilities)
- Newsstand
- Passive recreation
- Personal services
- Pet grooming
- Pet services
- Private club
- Public buildings
- Restaurant (sit-down, carry-out, or fast-food)
- Retail businesses (not otherwise listed)
- Travel agent
- Vehicle accessories sales and installation
- Warehouse club

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## SECTION 1 // ADDITIONAL PHOTOS



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## SECTION 2 // LOCATION INFORMATION

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## SECTION 2 // RETAILER MAP



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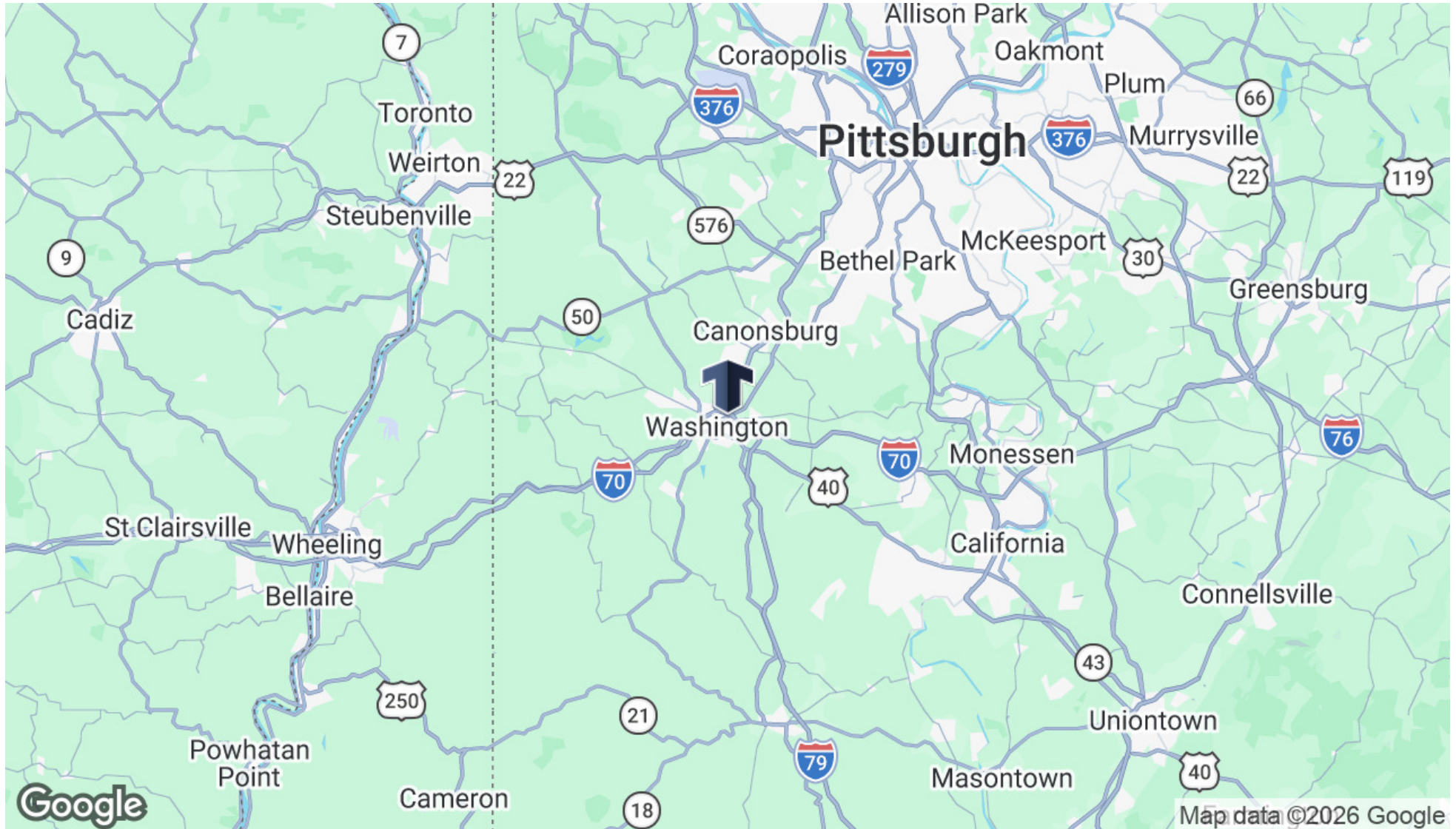
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## SECTION 2 // REGIONAL MAP



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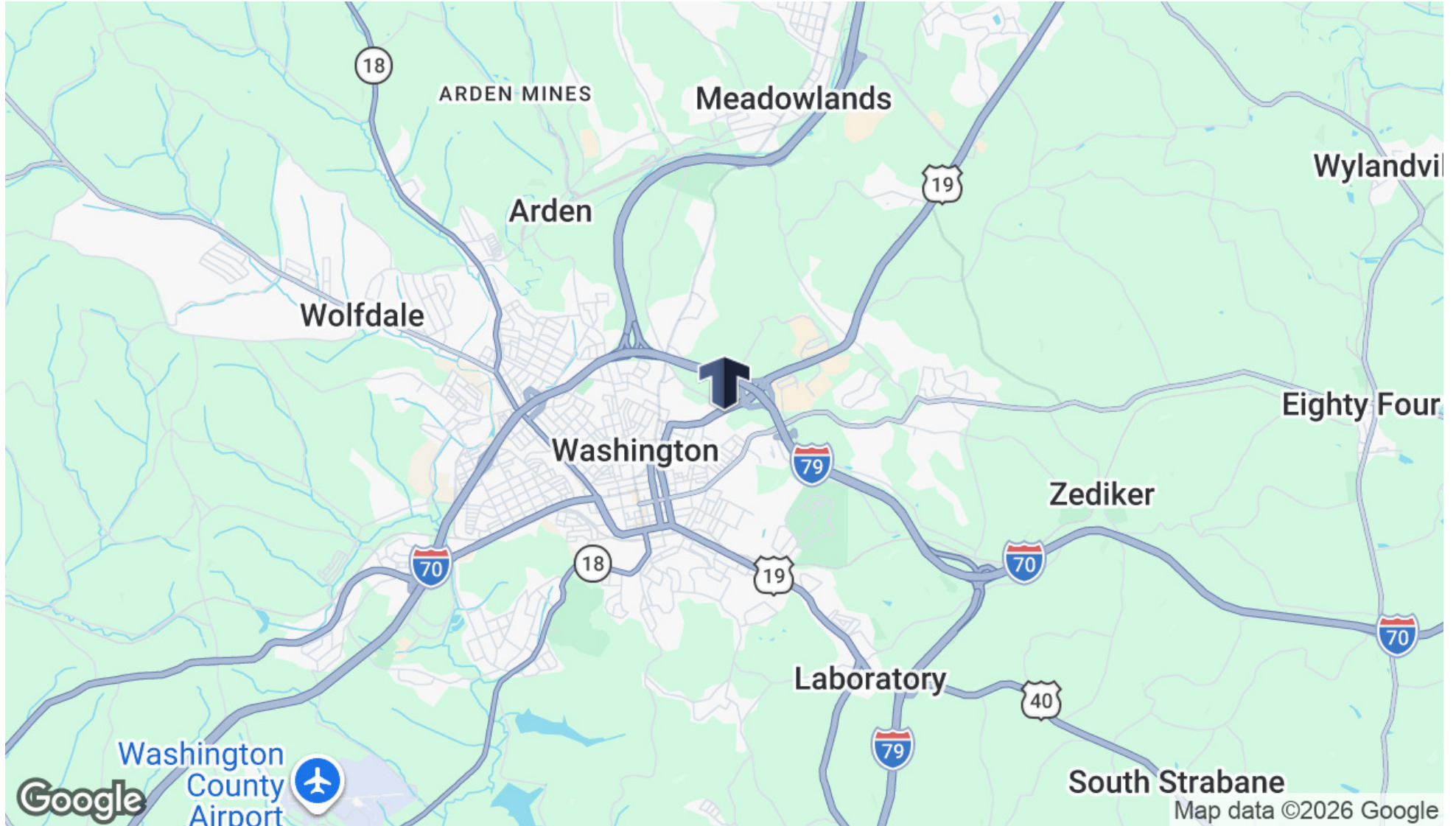
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## SECTION 2 // LOCATION MAP



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## SECTION 2 // AERIAL MAP



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## SECTION 3 // DEMOGRAPHICS

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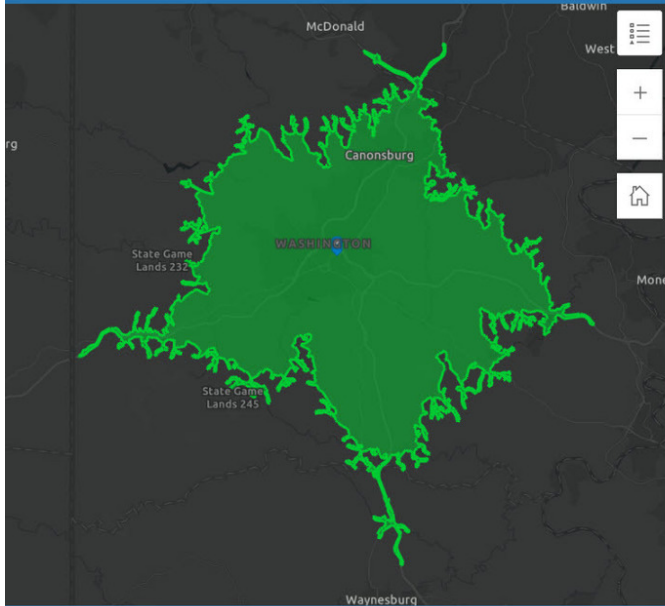


## SECTION 3 // DEMOGRAPHICS MAP & REPORT

### DEMOGRAPHIC PROFILE

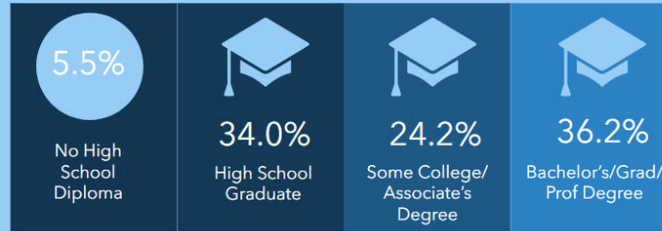
196 US Hwy 19, Washington, Pennsylvania, 15301

Drive time of 20 minutes

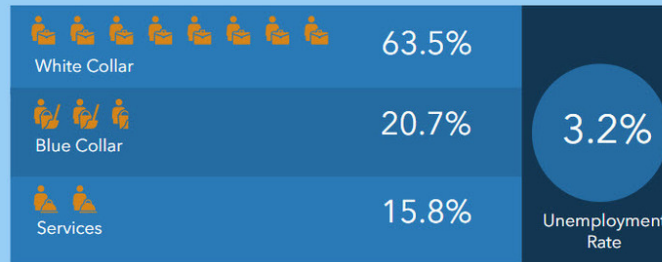


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#### EDUCATION



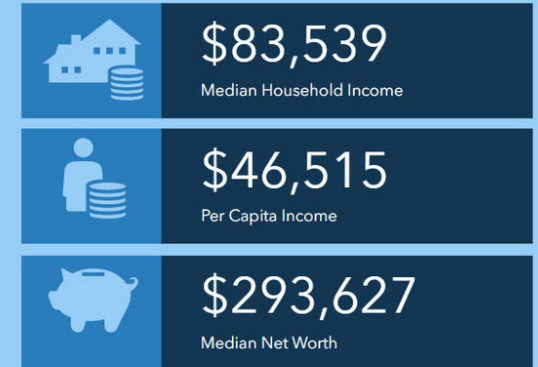
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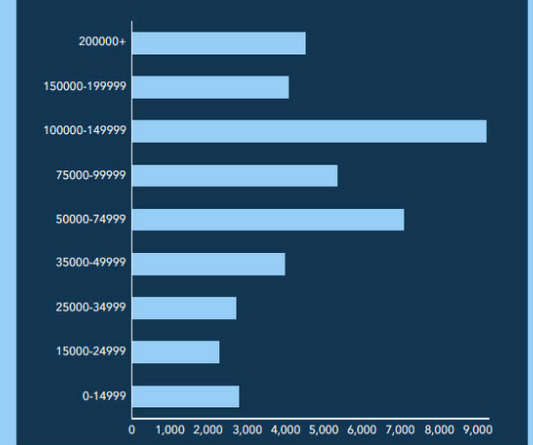
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)



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