

FOR SALE | 2 PARCELS ALONG N CENTER AVE



Parcel line shown is approximate.

RETAIL DEVELOPMENT OPPORTUNITY

10.3 ACRE SITE | SOMERSET TOWNSHIP

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PROPERTY OVERVIEW

- 2 parcels totaling 10.3 acres
- Signalized intersection making it ideal for retail or other commercial development
- Located along N Center Ave (PA-601), major retail corridor in Somerset Township
- **Traffic count: 17,151 ADT** along PA-601 and US-219, with visibility to the property
- Water, sewer, gas and electric are either on-site or nearby

Address	N Center Ave, Somerset, PA 15501
Municipality	Somerset Township, Somerset County
Total Size	10.3 acres (2 parcels)
Parcel IDs	S42-003-120-00 (1.6924 acres) S42-003-127-00 (8.612 acres)
Zoning	No zoning as of July 31, 2024
Site Access	1 minute/0.8 miles from US Route 219 North/South; 9 minutes/3.0 miles from I-76 East/West (PA Turnpike)



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DEMOGRAPHICS 5 MILE RADIUS (2023) Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



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FOR MORE INFORMATION, CONTACT:

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