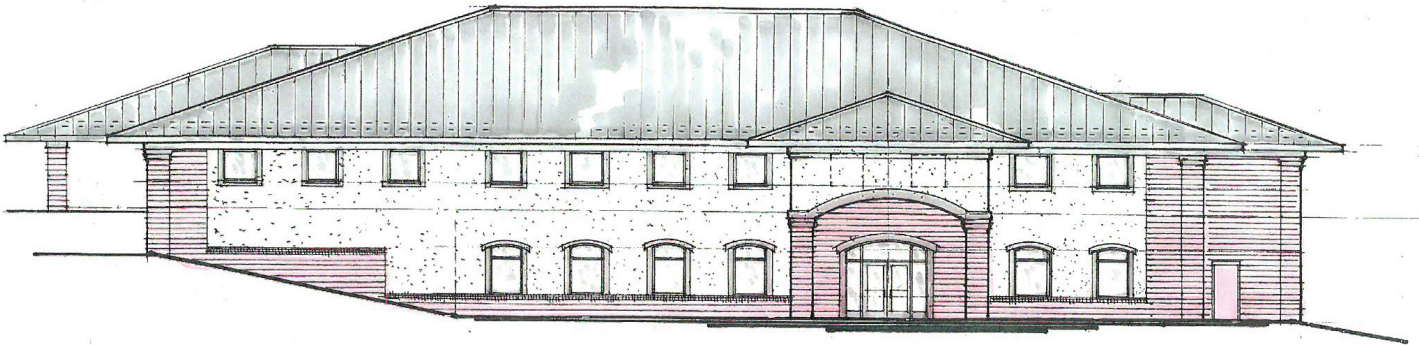


NOW LEASING

CARMEL SQUARE PROFESSIONAL BUILDING

S.R. 48 - JACKS RUN ROAD
NORTH VERSAILLES PA 15137



Property Highlights:

- Size of Center: 20,278 +/- Square Feet
- Tenant Spaces:
 - Ground Level: 9,214 +/- Square Feet
 - First Floor: 1,798-11,064 +/- Square Feet
- Occupancy: 2017
- Zoned: Commercial
- Ample Free Parking
- Located next to the Carmel Square and East Allegheny Middle/High Schools and minutes from PA Turnpike, Route 376 and Route 30
- Rental Rate: \$12.50 psf + NNN/CAM, all utilities + janitorial

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Population	3,412	40,563	130,065
Median HH Income	\$52,101	\$46,685	\$45,398



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