

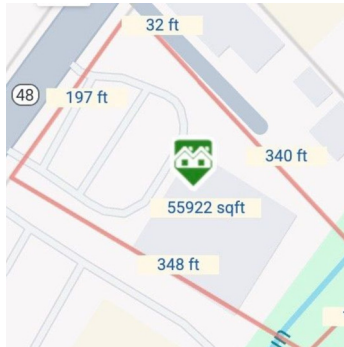
For Sale

1220 Long Run Road, White Oak, PA 15131



16,000 Sq. Ft. • \$945,000 • Built in 1974

- Zoned Commercial C-2
- 16,000 sq ft building
- Open floor plan main building
- 14' ceiling height
- 1.3 Acres
- Paved parking lot with 120 spaces
- High visibility on High-Traffic PA Route 48 (Over 17,000 vehicles/day)
- Located within the business district
- Minutes to PA Turnpike



- Property Type: Retail
- APN / Parcel ID: 0552-B-00076-0000-00
- 2024 Taxes: \$11,795
- Walk Score: 46 Car-Dependent
- Video Link: https://youtu.be/Dle8SI_lesg

Invest in this large 16,000 sq ft building with paved parking for your business! The building is 16,000 sq ft of all open floor plan with an attached single car garage. The lot is 1.3 acres with over 120 parking spaces. The location (formerly a bowling alley) is ready to be repurposed to your business such as an entertainment and events center, skating rink, arcade, pet resort, theater, social clubs, warehouse space, car wash, automotive repair, learning center, etc. The lot has 200 feet of frontage along high traffic Lincoln Highway (PA Route 48). It provides high visibility and exposure with over 17,000 vehicles per day traffic in the busy business district of White Oak. It is located next door to Luciano's Restaurant for easy cooperative catering and/or restaurant food concession. Many local businesses en route such as Oak Park Mall, Busy Beavers, Ford dealership along with many local shops and eateries. Minutes from White Oak Park, PA Turnpike (8 miles) and downtown Pittsburgh (15 miles).

KW COMMERCIALSM



Susan Pittman

412-266-2507 | spittman@kw.com
www.SusanPittman.com



Doug German

412-999-8525
dgerman@kwcommercial.com

Local area



White Oak PA 15131

Trade Area 2024 (Source: Esri)

Median HouseHold Income: \$65,689

Median Age: 52.5

Total Population: 8,051

Average Household Size: 2.05

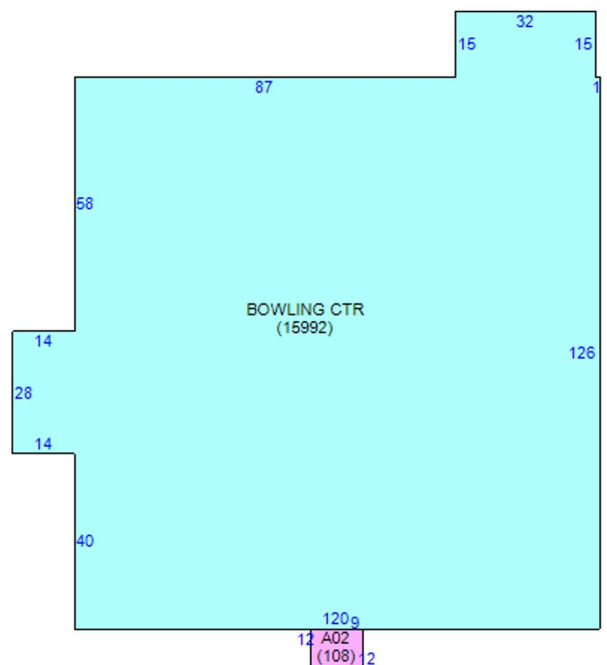
Average Household Income: \$85,890

Median Household Income: \$65,690

Per Capita Income: \$41,130

Average Disposable Income: \$67,350

Median Estimated Home Value: \$190,440



Photos

