



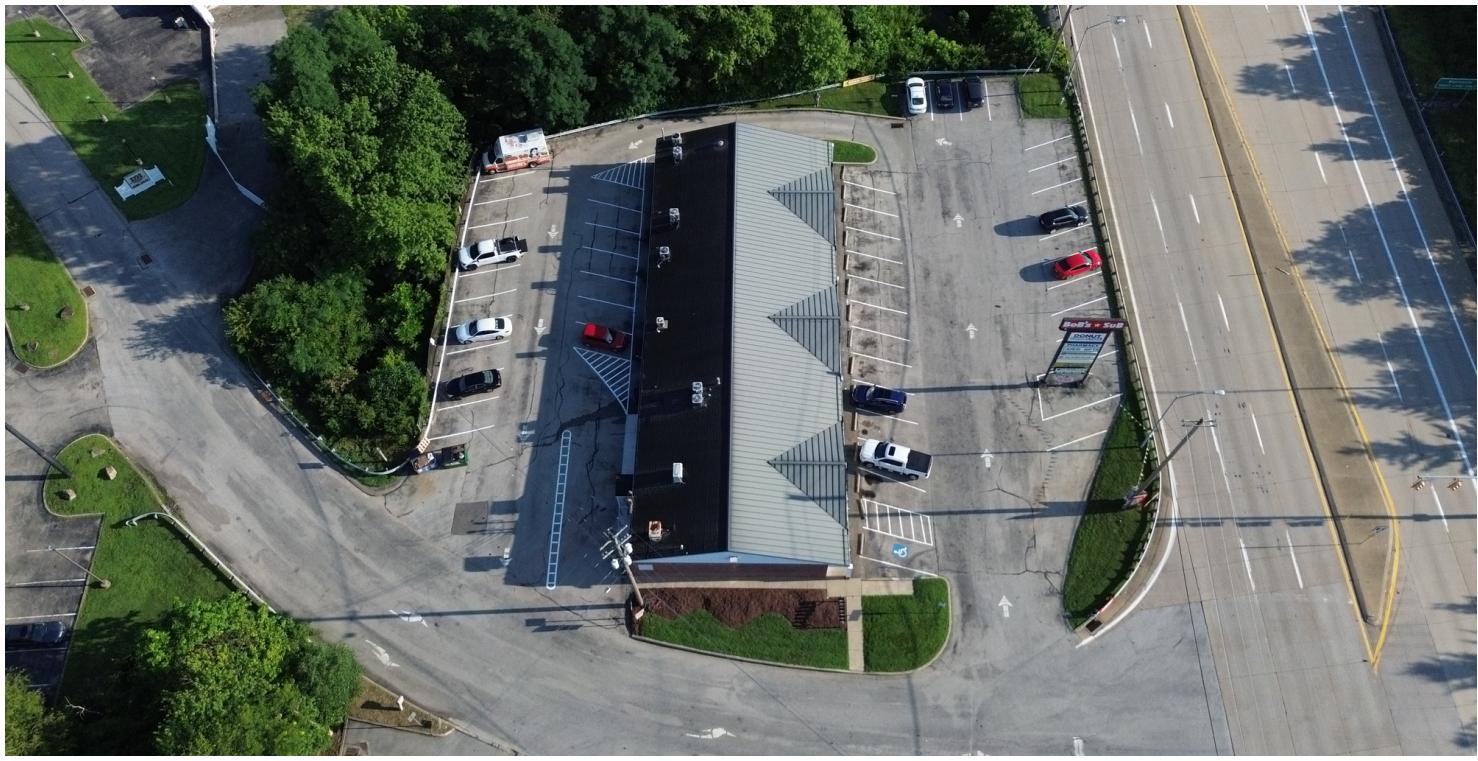
RETAIL PROPERTY FOR LEASE

CLOVERLEAF CONVENIENCE CENTER

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195 SHEFFIELD DRIVE, DELMONT, PA 15626

RETAIL PROPERTY FOR LEASE



LOCATION DESCRIPTION

Cloverleaf Convenience Center is located at the intersection of Route 22 and Route 66 in Westmoreland County and offers excellent visibility from Route 22 and Interstate 79, with easy access to the Murrysville Business District, the PA Turnpike and the Parkway East Corridor.

PROPERTY HIGHLIGHTS

- Prime Location – Easy access to Routes 22, 66, and 376
- High Visibility – Prominent Sheffield Drive location near retail and commercial hubs
- Ample Parking – On-site parking for staff and visitors
- Functional Layout – Open floor plan with build-out potential
- Modern Systems – Updated HVAC, lighting, and utilities
- Convenient Amenities – Near dining, banking, and services along Route 22
- Great Connectivity – Minutes from Murrysville and Monroeville

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	682 SF
Building Size:	7,102 SF

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	757	5,812	16,113
Total Population	1,192	11,505	33,971
Average HH Income	\$62,701	\$78,323	\$84,759

CLAYTON MORRIS

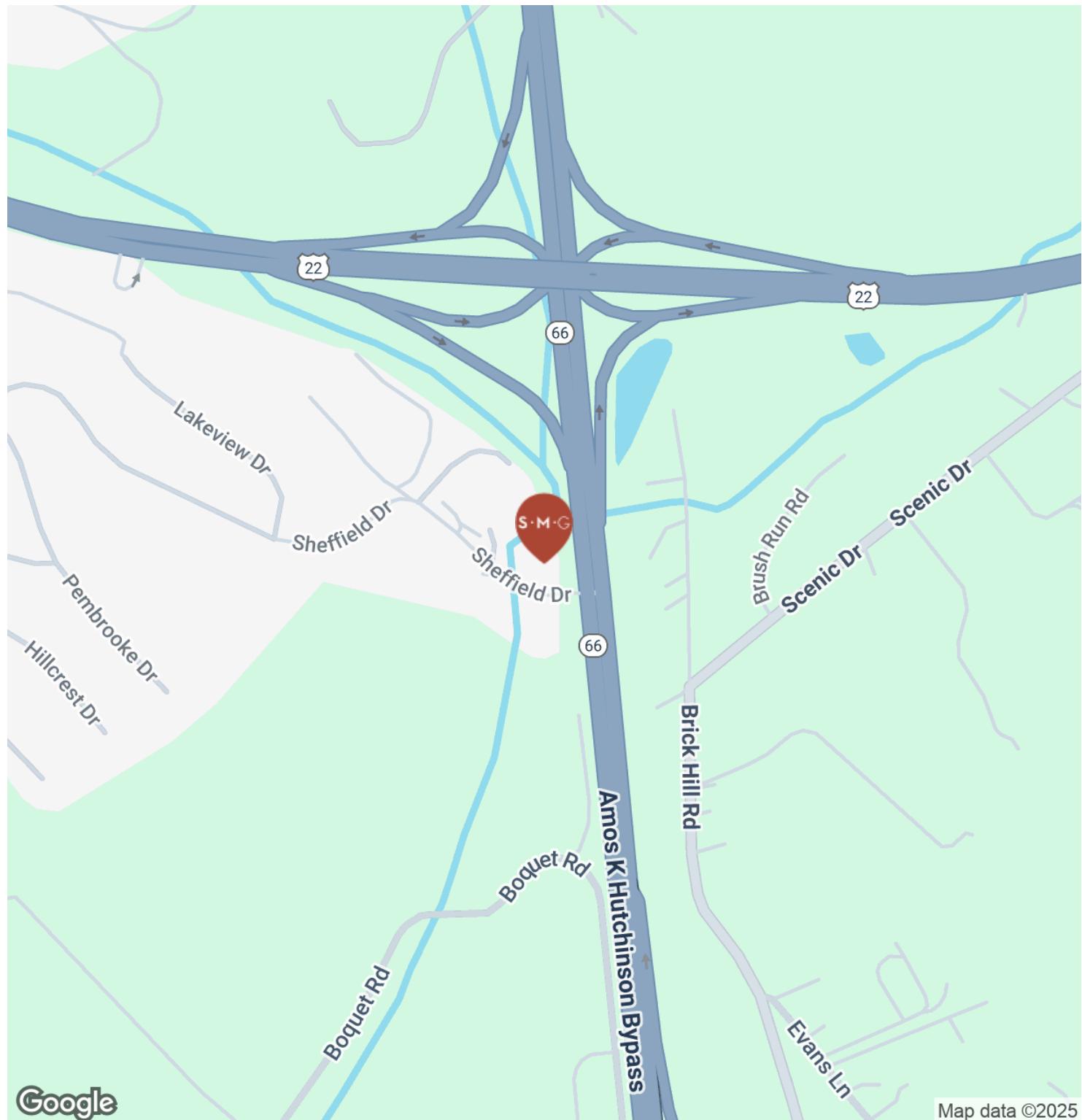
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SAMPSON·MORRIS GROUP

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