

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale



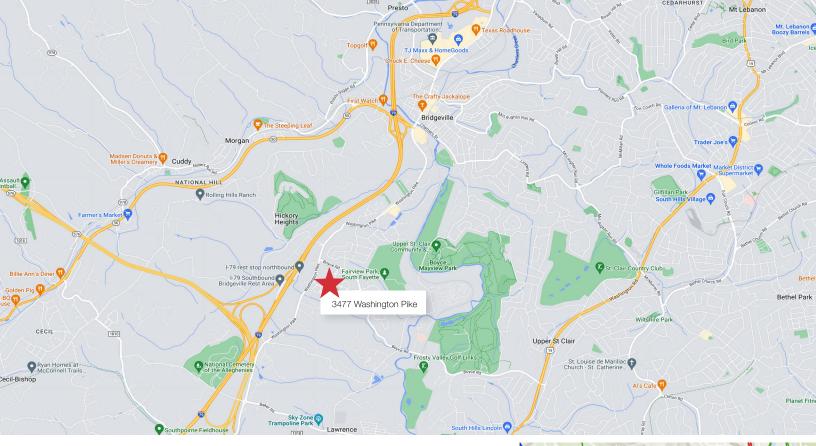
3477 Washington Pike, Bridgeville, PA 15017

- Ownership Willing to Entertain Business Opportunities
- Excellent Frontage on Boyce & Washington Pike
- 1,200' Frontage on Washington Pike and 500' on Boyce Road
- 524,898 SF Lot
- 3 Miles From I-79
- Zoning: C1

Chris Garrity

+1 412 266 5865 • cgarrity@burnsscalo.com

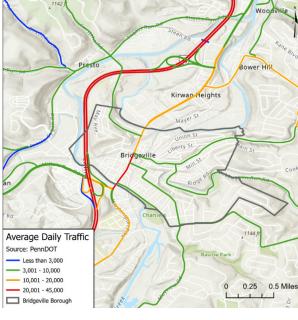




Demographics

Demographics	1 mile	3 miles	5 miles	
Population	6,454	33,894	112,967	
Households	2,953	14,102	46,0922	
Avg HH Income	\$81,086	\$112,307	\$121,984	
Employees	554	14,220	58,162	





Average Daily Traffic



Disclaimer: No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.