

FOR LEASE

6,636± SF MIXED-USE SPACE

114-116 Washington Towne Boulevard | Edinboro, PA 16412



OFFERED AT:
\$13.00 SF/YR
(NNN)

PROPERTY HIGHLIGHTS

- 6,636± SF Mixed-Use Space For Lease
- At Washington Towne Centre Immediately Off I-79
- Excellent Signage & Visibility
- 10,600 Average Daily Traffic Along Route 6N
16,000 Average Daily Traffic Along I-79
(PennDOT AADT, 2023 Count Year)
- Current Layout Includes Open Floor Plan With Backroom, ADA Restroom & Storage
- 81'3" Window Frontage & 11' Ceilings
- Floor Plan & 3D Tour Available
- Join Walmart, Advance Auto Parts, AT&T, ALT Fitness, UPMC Primary & Specialty Care, Boro Beer, Puff Pros, Cricket Wireless, PA Fine Wine & Good Spirits & Diamond Nails
- Zoned C-1, Commercial District (Washington Township)
- May Sub-Divide: 1,650± SF, 3,330± SF Or 4,980± SF
- Offered At \$13.00/SF/YR – NNN
NNN Estimated At \$4.33/SF/YR Based On 2024
Tenant Pays Approximately \$9,583/Month
(Rent + NNN) + Utilities
- Tour Online:
<https://my.matterport.com/show/?m=Y98GCaEe26>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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SBRE

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360° VIRTUAL TOUR

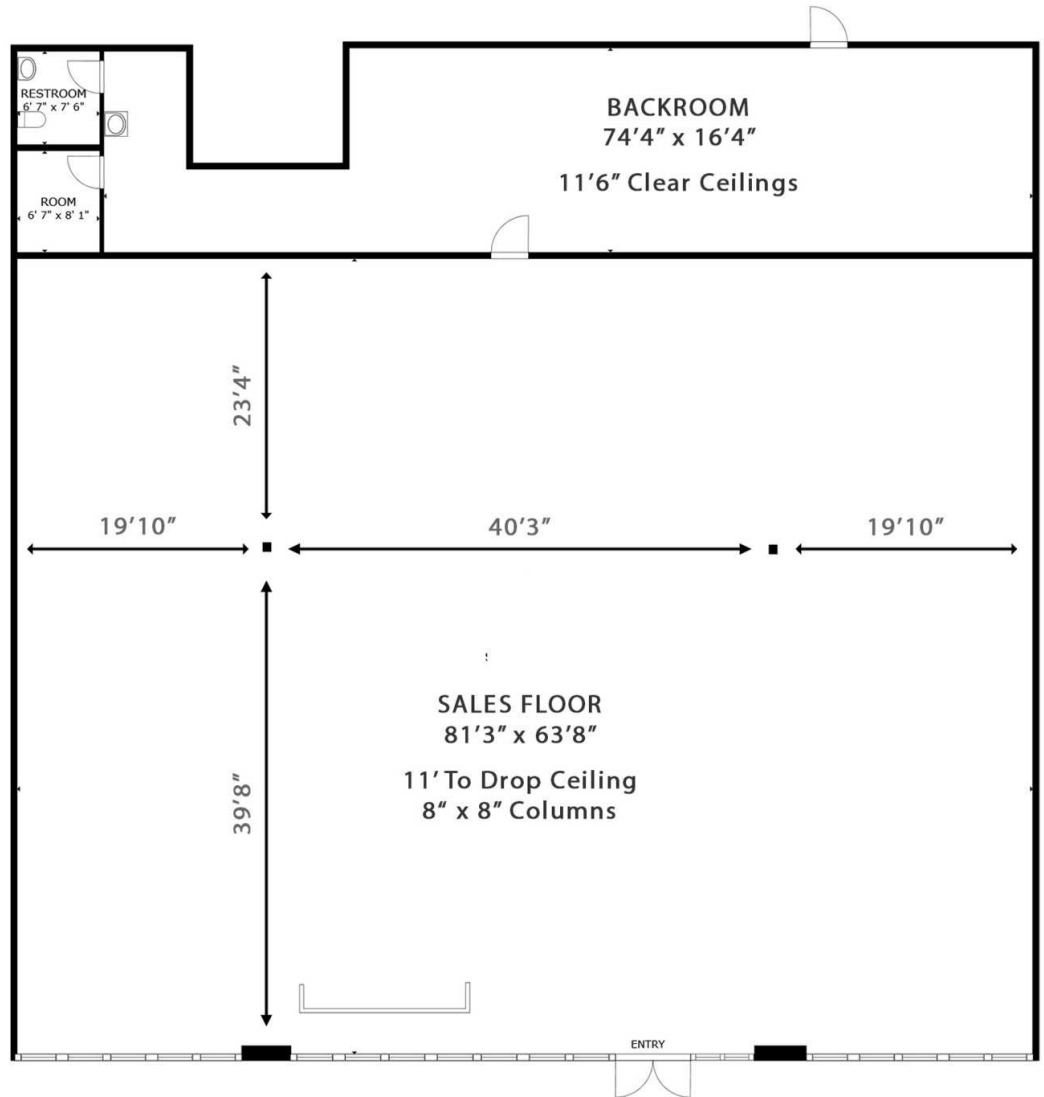
Floor Plan

Washington Towne Centre Unit 114-116

6,636± SF Gross Rentable Area
6,412± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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