

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=Y98GCaREe26>

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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sbauer@sherrybauerrealestate.com



# SBRE

6,636± SF MIXED-USE SPACE

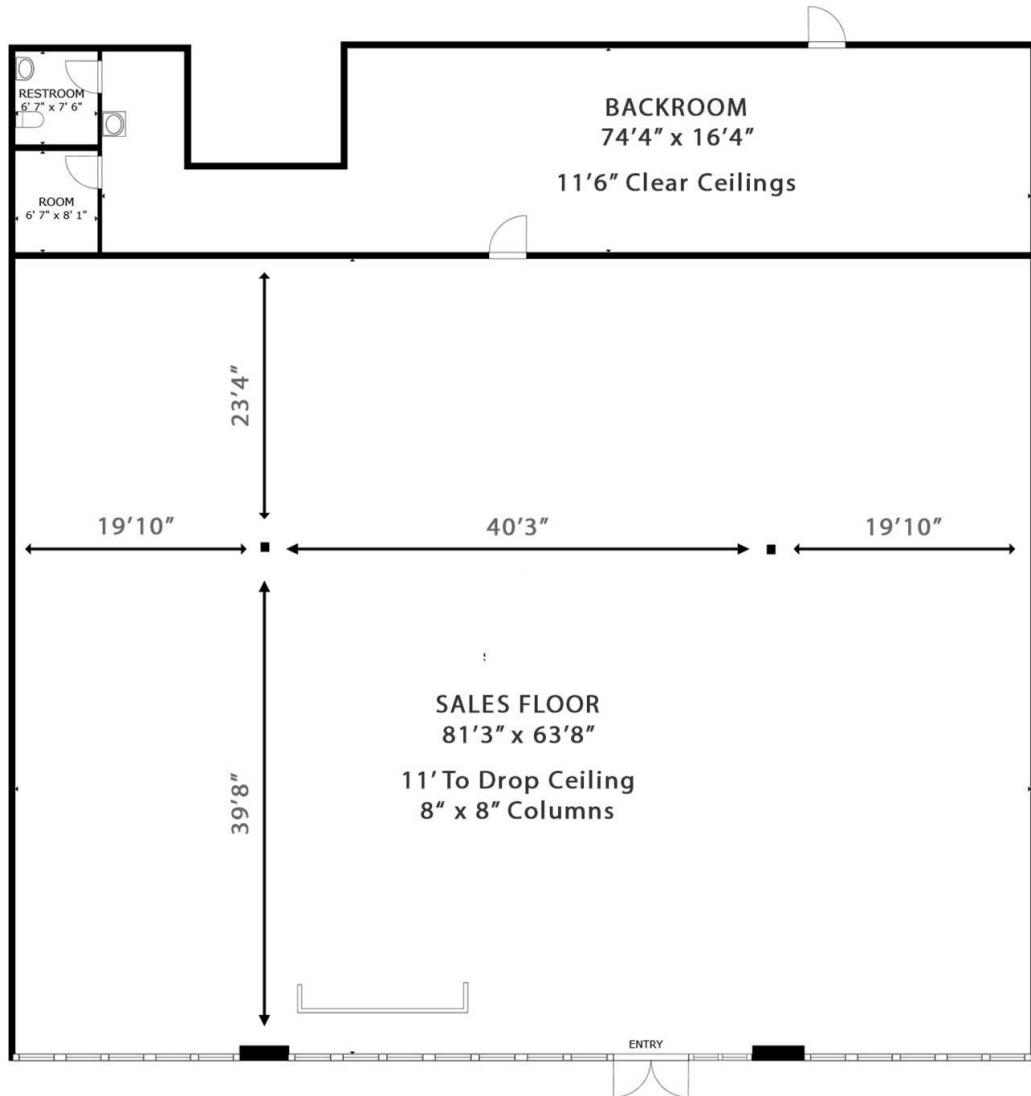
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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR

## Floor Plan

**Washington Towne Centre**  
**Unit 114-116**



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Route 6N 10,600 AADT

INTERSTATE 79 16,000 AADT

**Washington Towne Centre  
Leasing Plan**

112	Advance Auto Parts	7,960± SF
<b>114-116</b>	<b>AVAILABLE</b>	<b>6,636± SF</b>
118	AT&T	2,401± SF
120	UPMC Primary & Specialty Care	3,199± SF
124	ALT Fitness	5,600± SF
128	Boro Beer	2,400± SF
132	Puff Pros	1,200± SF
134	Cricket Wireless	1,200± SF
136	Diamond Nails	1,200± SF
140	Wine & Spirits (PLCB)	3,600± SF

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