

LEASE OFFICE

632 W. MAIN STREET MT. PLEASANT, PA 15666



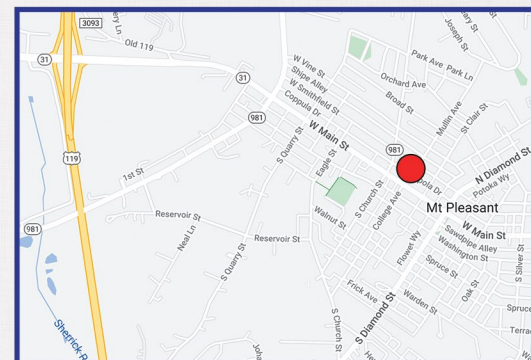
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	6,845	12,136	27,665
Avg. HH Income	\$58,044	\$65,506	\$65,497

HIGHLIGHTS

- Building located on one of the busiest intersections in Mt. Pleasant
- On-site parking available with overflow spaces to be had in adjacent parking lot
- Additional Tenants: Somerset Trust Bank (1st floor)
- Attractive layout includes: reception area, bullpen space, four executive offices, and conference room
- ADA accessible with elevator access to the 2nd floor
- Traffic Count: 10,524 +/- vehicles per day
- Size of building: 10,390 +/- square feet
- Space Available: 1,900 +/- square feet (2nd Floor)

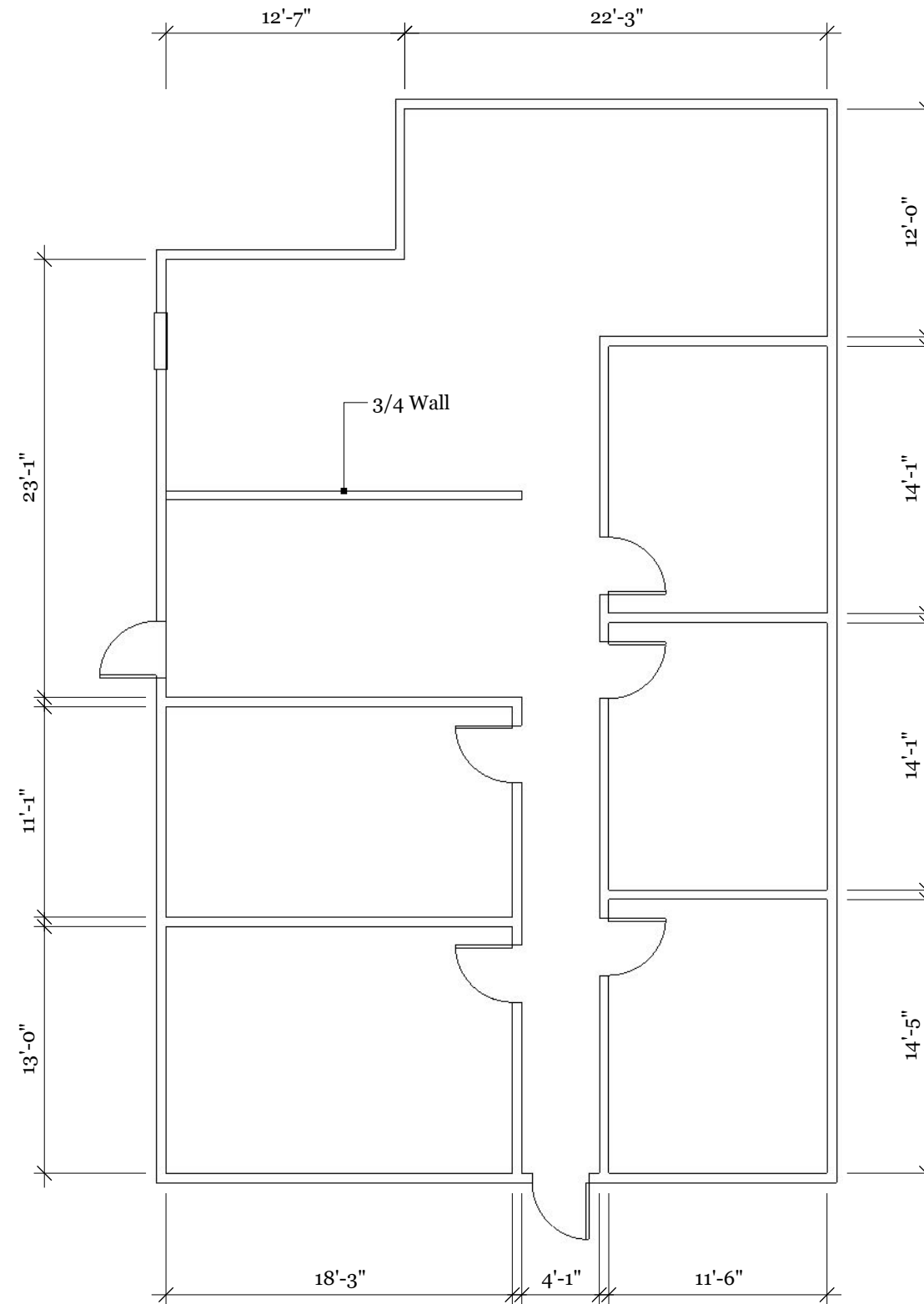
- LEASE RATE: \$13 psf + utilities



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1,900 +/- sf
 * drawings are not 100% accurate. Used for illustration purposes only

632 W. Main Street Mt. Pleasant, PA 15666

Floor Plan



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