

500 BUCKEYE TRAM RD MT. PLEASANT, PA 15666



PROPERTY HIGHLIGHTS:

- 1-4.79 acres available
- Busy regional retail market
- High traffic area
- Flat property fronting PA-819
- \$650,000/acre

DEMOGRAPHICS:

| | Population | Avg. Income | Households |
|---------------|------------|-------------|------------|
| 1 mile radius | 1,534 | \$46,292 | 659 |
| 3 mile radius | 16,375 | \$46,698 | 7,190 |
| 5 mile radius | 27,855 | \$48,857 | 11,974 |

TRAFFIC COUNTS:

PA-819: 16,505 ADT

