

1121 Park Avenue

Meadville, Pennsylvania 16335



Building Sizes

8,814 SF (Approximately 80' x 100')

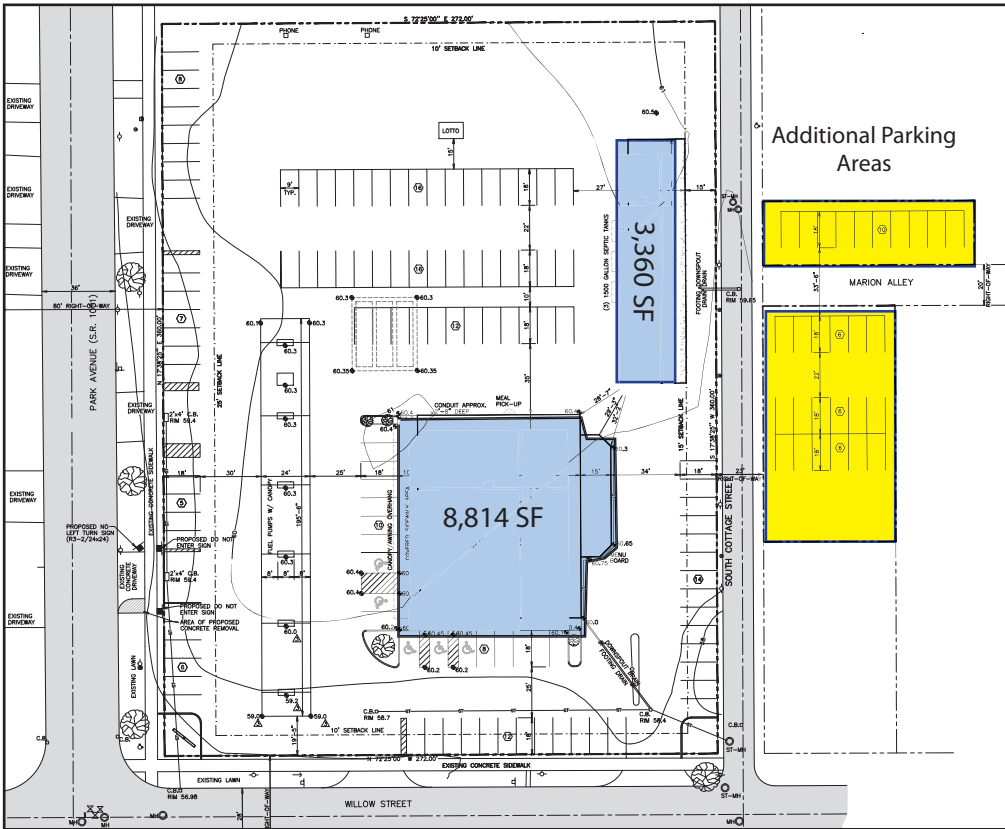
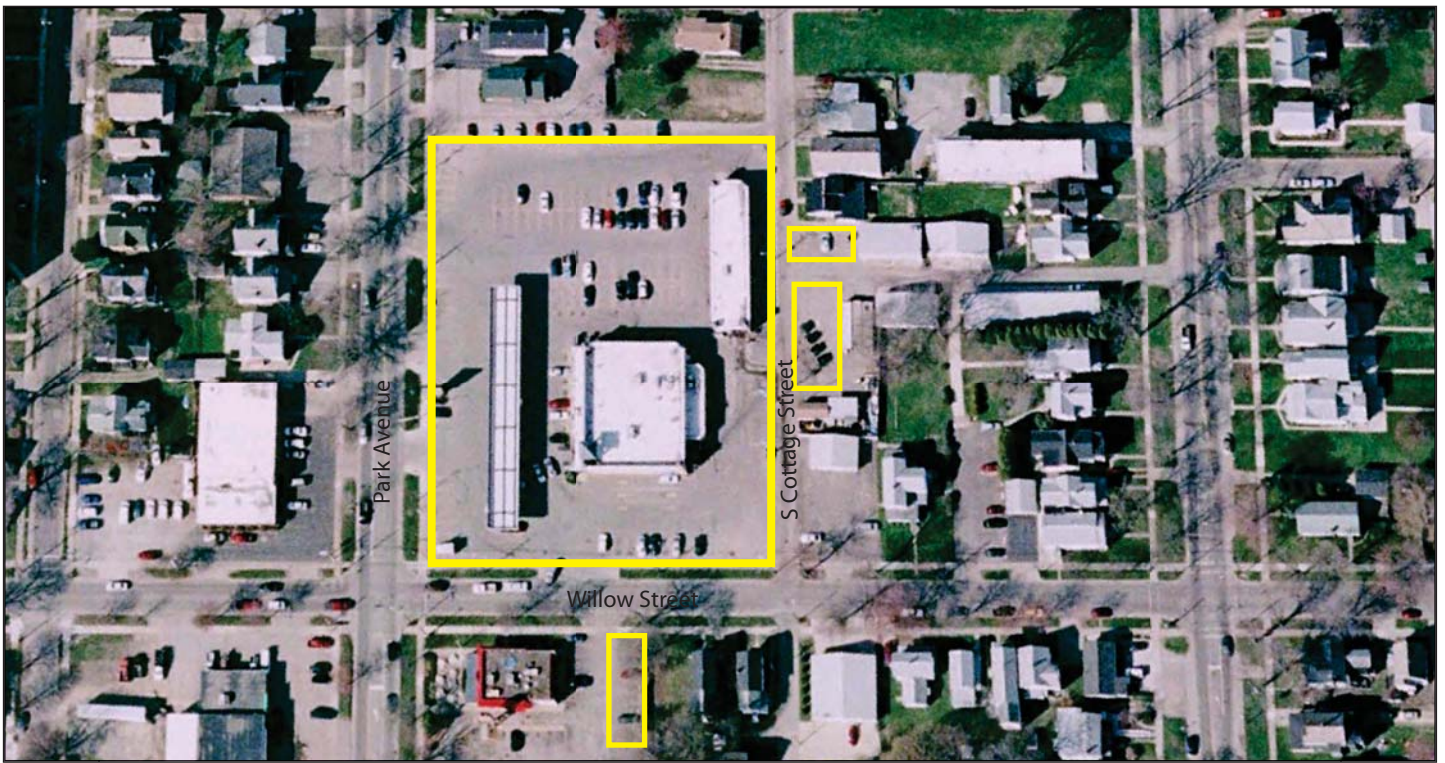
3,360 SF (Approximately 28' x 120')

Property Highlights

- The site currently consists of two buildings - a former market/gas convenience operation and car wash. There is a canopy area which housed the gas pumps (tanks and pumps are remaining but can be removed if not of value to the next user).
- Zoned B-2
- Total taxes: \$45,993.58
- This site offers high visibility, ample parking, and is adaptable for many uses.
- In close proximity to this site is Arby's, Long John Silver's, Wendy's, Burger King, Tim Hortons, Sheetz, Pizza Hut, KFC, and Five Guys Burgers. There is also a Rite Aid, CVS and Walgreens in this market.
- Site consists of multiple parcels, a sub-division of the property is possible.

Demographics

| | 3 Miles | 5 Miles | 7 Miles |
|--------------------------|----------|----------|----------|
| Population | 20,569 | 26,238 | 32,842 |
| Average Household Income | \$54,086 | \$56,567 | \$57,867 |



For more information please contact:

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