

SR-8 (North Main Street) & US-422 (Benjamin Franklin Hwy.)
Butler, Pennsylvania 16001



Land **Available**

Approximately 4.85 acres (usable .9 acre and 1.7 acre)

Property **Highlights**

- Great location along SR-8, just off US-422
- Controlled access
- Ideally suited for medical, office, service & retail uses
- Zoned C-2 Convenience Commercial (list of approved uses available upon request)

AVERAGE DAILY TRAFFIC

US-422:	23,022
SR-8:	27,239

DEMOGRAPHICS

	3-MILES	5-MILES
Population:	31,151	45,917
Avg. HH Income:	\$56,877	\$61,923

