

Moraine Pointe Plaza

Route 356 & Route 422, Butler, Pennsylvania 16001



Available

- 1,200 SF
- 2,500 SF
- 3,500 SF
- 4,420 SF (2nd generation Chinese/Japanese restaurant space with full fixtures)
- 18,686 SF (expandable up to 29,000 SF)

Property Highlights

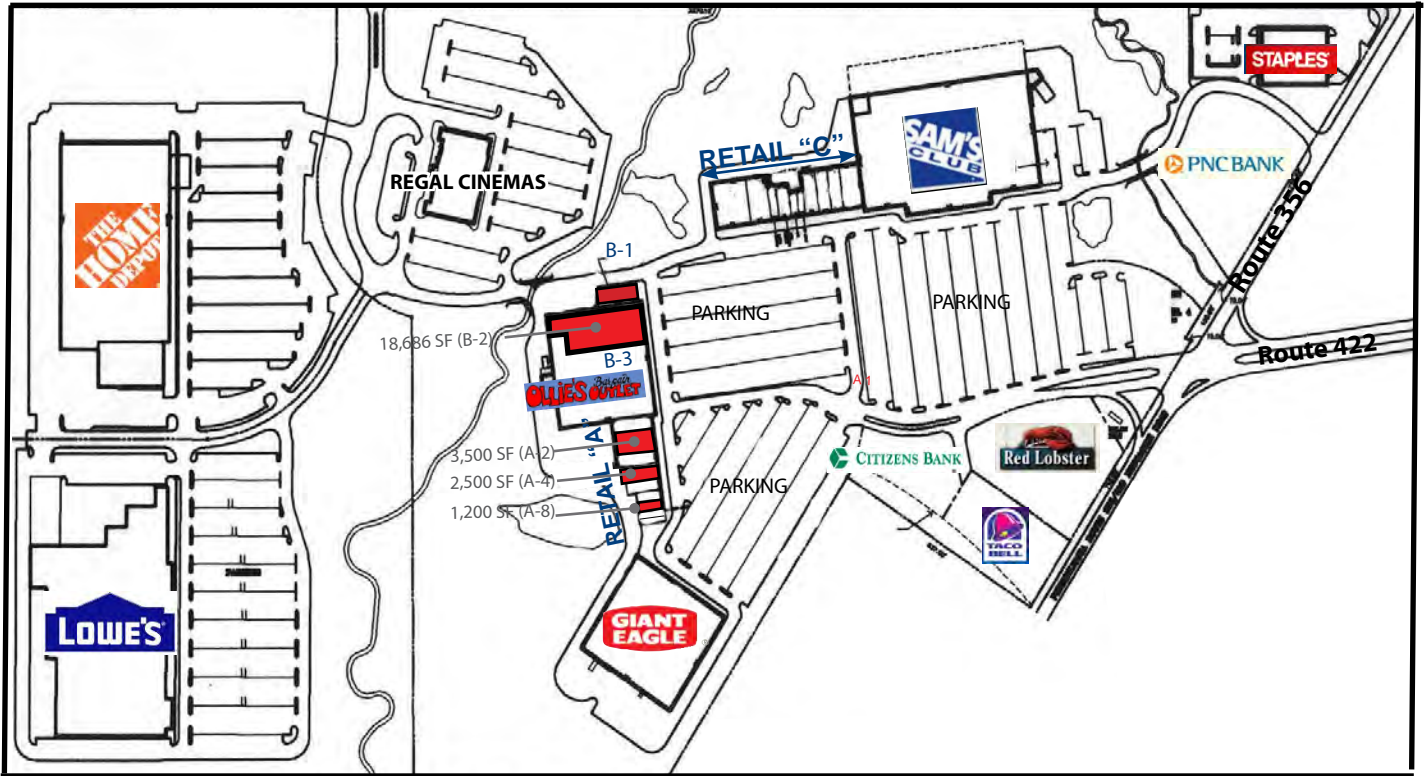
- Butler's premier strip shopping center consisting of over 600,000 square feet of retail space
- Anchored by Giant Eagle, Lowe's Home Center, The Home Depot, Sam's Club, Staples, Ollie's Bargain Outlet, and Regal Cinemas

AVERAGE DAILY TRAFFIC

Route 356	14,413
Route 422	23,022
N Duffy Road	6,929

DEMOGRAPHICS

	5-MILES	7-MILES
Population	45,500	56,754
Avg. HH Income	\$62,228	\$64,714



RETAIL "A"

A-1	Mariner Finance	3,000 SF
A-2	Available	3,500 SF
A-3	Wines & Spirits	4,500 SF
A-4	Available	2,500 SF
A-5/6	Hair Specialists	2,100 SF
A-7	Rothrock's Kung Fu Tai Chi	1,500 SF
A-8	Available	1,200 SF
A-9	Misty Nails	900 SF
A-10	Subway	900 SF

RETAIL "B"

B-1	Available	4,420 SF (2nd generation Chinese/Japanese restaurant space with full fixtures)
B-2	Available	18,686 SF (expandable up to 29,000 SF)
B-3	Ollie's Bargain Outlet	43,693 SF

RETAIL "C"

C-1/2	Speedy Furniture	8,000 SF
C-3	Quick Care Pediatrics	3,000 SF
C-4	Pets in the Park	3,500 SF
C-5	Miracle Ear	900 SF
C-6	General Nutrition	1,200 SF
C-7	CosmoProf	2,400 SF
C-8	Unlimited Staffing	1,600 SF
C-9/10	Harbor Freight Tools	14,175 SF

For more information please contact:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage

Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyservices.com



One Oxford Centre
301 Grant Street - Suite 400
Pittsburgh, PA 15219
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.