

#### **AVERAGE DAILY TRAFFIC**

8,025 Vehicles Daily - Harrison City Export Road

#### **DEMOGRAPHICS**

	1-MILE	3-MILES	5-MILES
Population	4,571	26,363	69,622
Avg. HH Income	\$123,167	\$89,246	\$88,761



For more information please contact:

Taylor N. Iaboni

Vice President

Oxford Realty Services, Inc. 412.261.0200, ext 3493

tiaboni@oxfordrealtyservices.com

Joseph F. Tosi, SIOR

**Executive Vice President** 

Oxford Realty Services, Inc. 412.261.0200, ext 3471

jtosi@oxfordrealtyservices.com

OXFORD REALTY SERVICES, INC.

2545 Railroad Street Pittsburgh, PA 15222 www.oxfordrealtyservices.com

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# **FOR SUBLEASE**

Real Estate Brokerage Services

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## **1066 Harrison City Export Road**

Jeannette, PA 15644



### **Ground Lease Premises**

- 60,893 SF Property Size (1.398 Acres)
- 6,201 SF Building

#### Sublease Term

• Through December 31, 2036

### Sublease Rate

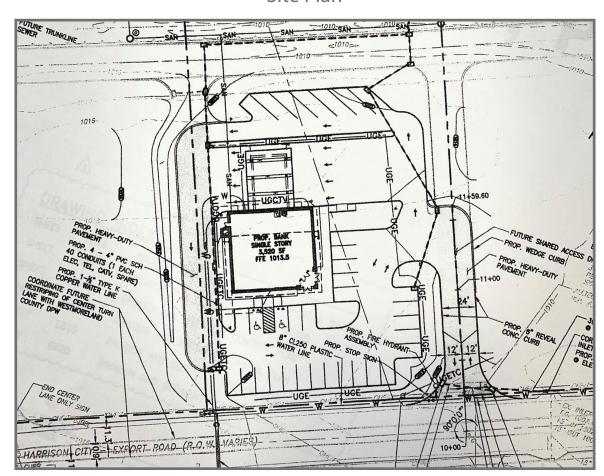
Negotiable

## Property **Highlights**

- High traffic location with great exposure and visibility along Harrison City Export Road
- Thirty-six (36) on-site parking spaces plus four (4) drive thru
  lanes
- Ideal uses include retail, medical and specialty office
- Potential to convert to direct lease with strong credit user

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## Site Plan



Floor Plan

