



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



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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

Floor Plan

