

OXFORD

REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

180 Murtland Avenue

Washington, PA 15301

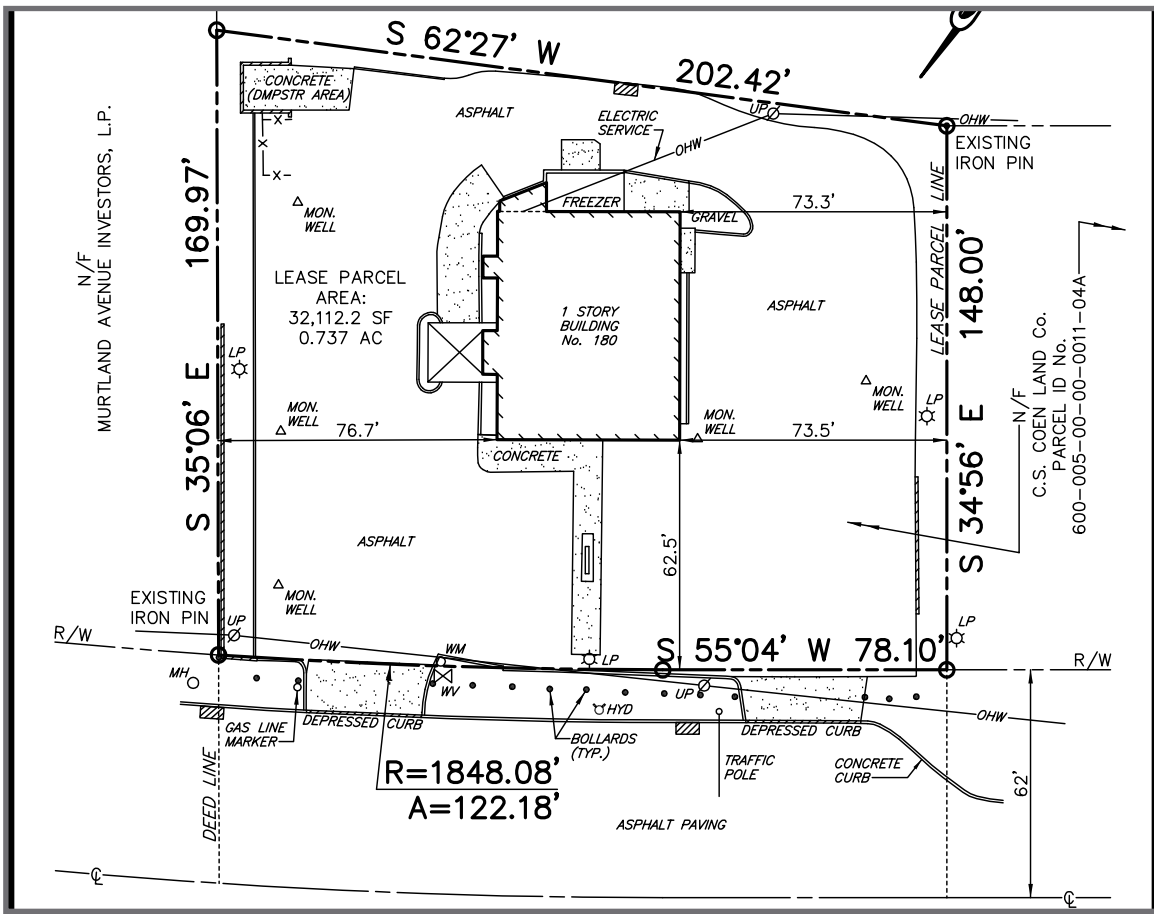


Available Premises

Pad Site with 3,100 SF Building (approximately 50' x 62') and a Land Area of approximately 32,000 SF

Property Highlights

- Ideally located on Murtland Avenue (Route 19), just off the I-70/I-79 interchange in Washington, PA
- Approximately 50 parking spaces
- Potential drive-thru capabilities
- In close proximity to Washington Mall, Oak Spring Center, Trinity Point, Strabane Square, Northgate Plaza and Old Mill Shopping Center



| AREA AVERAGE DAILY TRAFFIC | |
|----------------------------|--------|
| I-70/I-79: | 74,712 |
| Murtland Ave.: | 27,982 |

| DEMOGRAPHICS | | |
|-----------------|----------|----------|
| | 3-MILES | 5-MILES |
| Population: | 36,382 | 52,154 |
| Avg. HH Income: | \$79,896 | \$85,472 |

For more information please contact:

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