

# OXFORD

REALTY SERVICES, INC.

# FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

## 180 Murtland Avenue

Washington, PA 15301

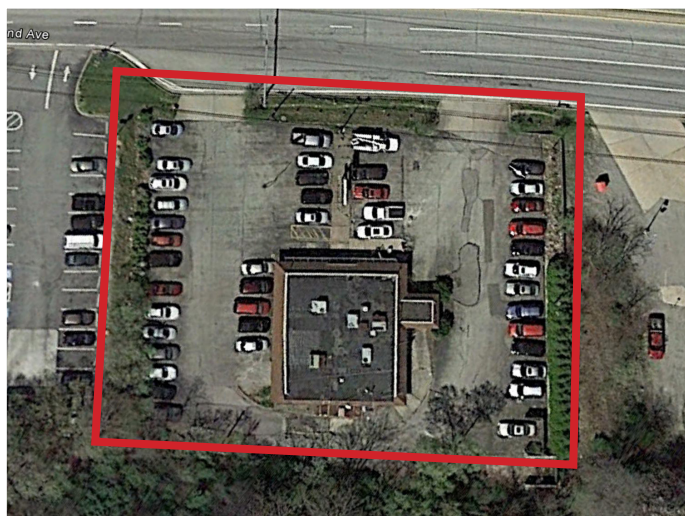
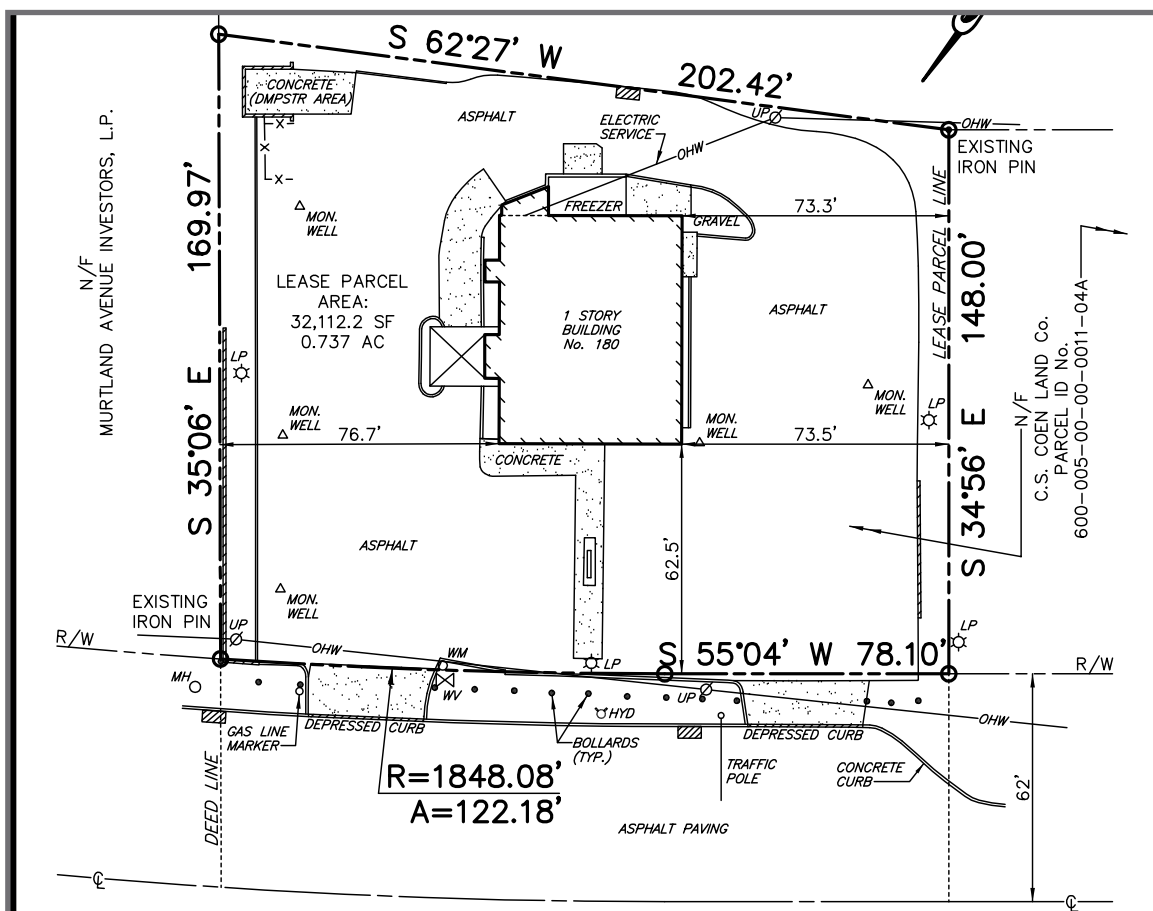


### Available Premises

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 minutes away from the soon to be redeveloped Washington Mall, which will be anchored by Home Depot, Costco and Campers Inn RV - coming Fall 2026
- The site has approximately 50 parking spaces and potential drive-thru capabilities
- Located just off the I-70/I-79 interchange in Washington, in close proximity to 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:

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

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

**Alec M. Parchinski**  
Associate

**Oxford Realty Services, Inc.**  
412.261.0200, ext 3485  
aparchinski@oxfordrealtyservices.com

**OXFORD**  
REALTY SERVICES, INC.

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

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