OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

360 Washington Road

Washington, PA 15301

Available **Premises**

1,507 SF (former Batteries+Bulbs)

2,197 SF (former Ultimate Pizza)

4,617 SF (former Mattress Discounters)

Property **Highlights**

- Ideally located on Washington Road, right off the I-70/I-79 interchange in Washington, PA
- Outparcel to Walmart and Sam's Club anchored Trinity Point Shopping Center - Co-Tenant's include Aspen Dental, Quest Diagnostics, Firehouse Subs and Sunnyside
- In close proximity to Northgate, The Old Mill, Strabane Square, Washington Mall, and Oak Spring Center

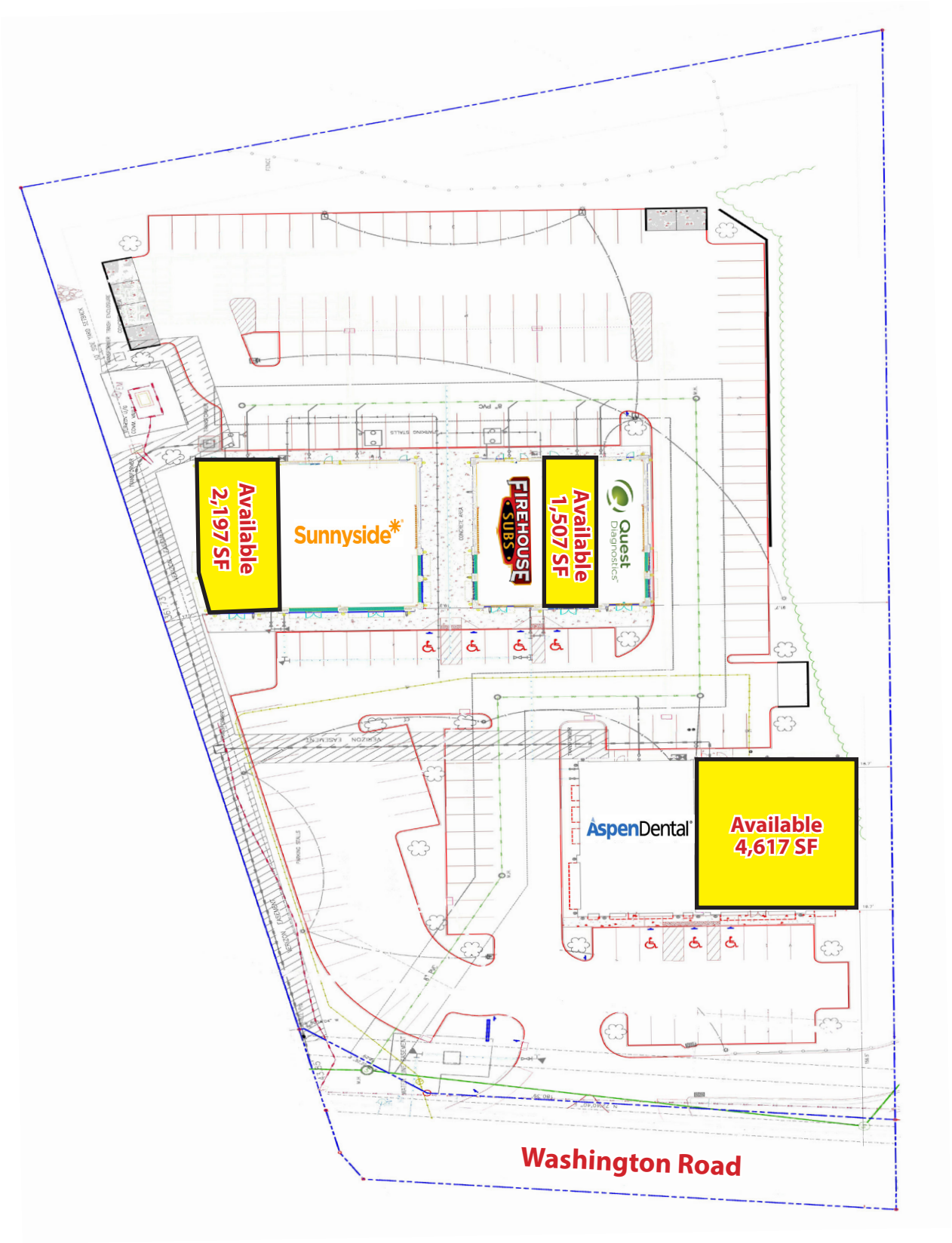
AREA AVERAGE DAILY TRAFFIC	
Washington Road	17,194

DEMOGRAPHICS	3-MILES	5-MILES
Population:	33,359	52,639
Avg. HH Income:	$77,478	$82,091

NET CHARGES	
Total Net Charges	**$7.33/SF**

(CAM - $2.80/SF; Taxes - $4.20/SF; Insur - $0.33/SF)

Site Plan



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