# **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)

### **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,
  Mattress Warehouse, 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

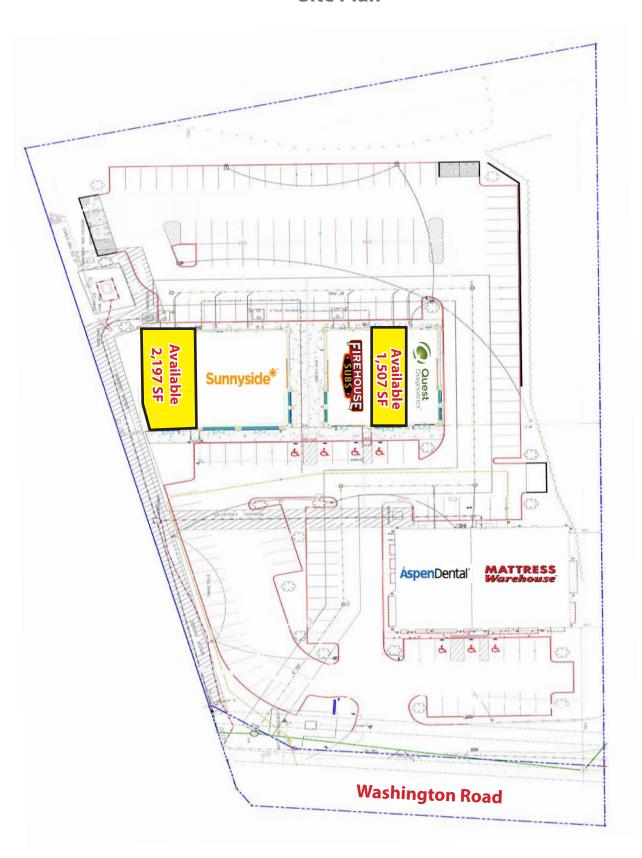
 Avg. HH Income:
 \$77,478
 \$82,091

#### **NET CHARGES**

Total Net Charges \$7.33/SF

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

## **Site Plan**



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.







For more information please contact:

#### Arthur J. DiDonato, Jr.

Senior Vice President, Retail Brokerage

#### Oxford Realty Services, Inc.

412.261.0200, ext 3436

adid on a to @oxford real tyser vices. com

# **OXFORD**

REALTY SERVICES, INC.

2545 Railroad Street Pittsburgh, PA 15222

www. oxford real tyser vices. com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.