

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

## Site Plan



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