

## 9795 Perry Highway

Wexford, Pennsylvania 15090



### Available Premises

6,000 SF

### Property Highlights

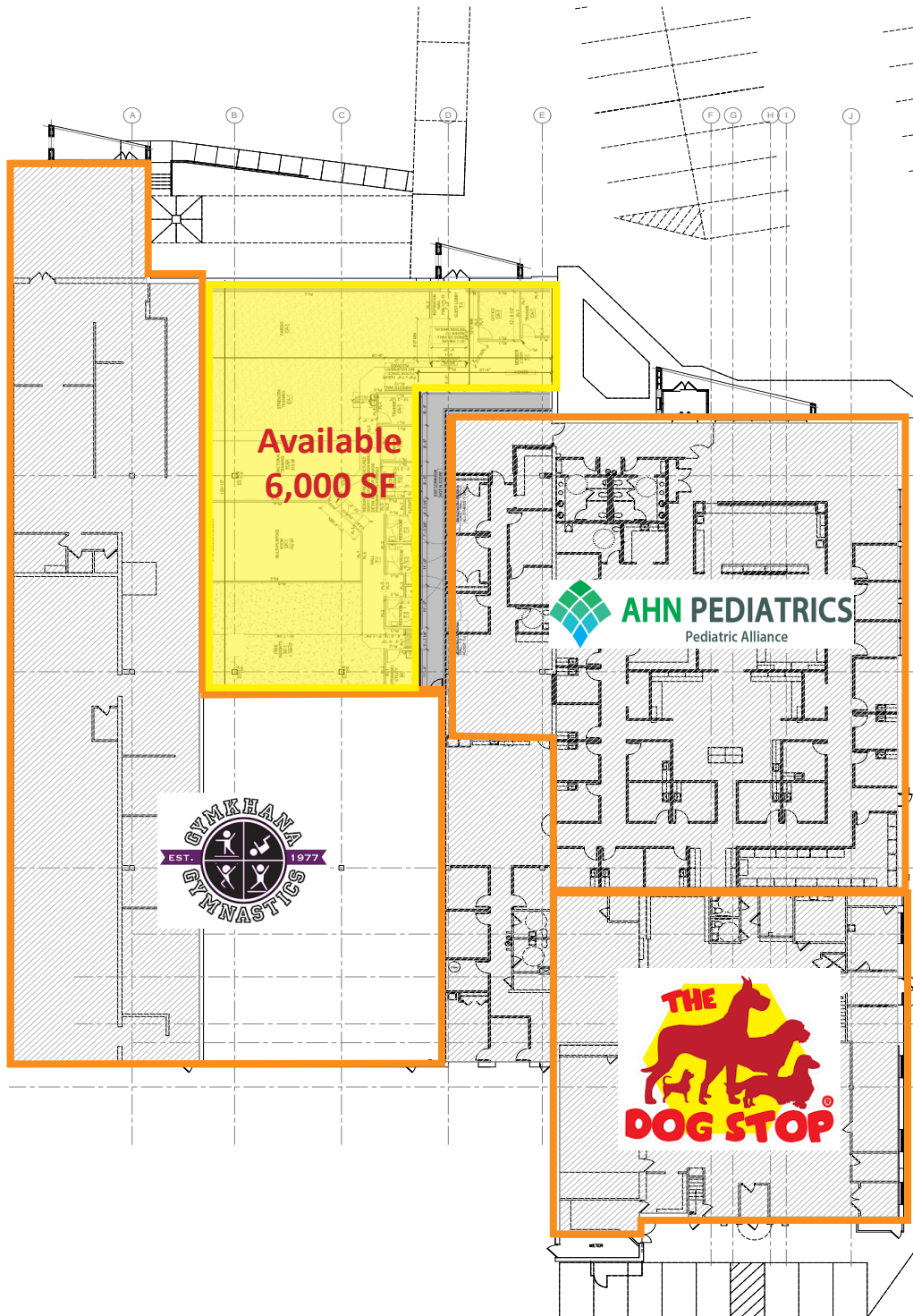
- Ideally located on the corner of Route 19 (Perry Highway) and Pine Creek Road
- Recent redevelopment of the project, including new facade upgrades and parking lot resurfacing
- Located near the Target and Giant Eagle anchored center
- Great visibility and controlled access
- Co-tenants include Gymkhana Gymnastics, AHN Pediatrics, and The Dog Stop
- Ample parking

### AVERAGE DAILY TRAFFIC

Pine Creek Road	11,768
Perry Hwy. (Rt. 19)	13,156
McKnight Road	22,011

### DEMOGRAPHICS

	3-MILES	5-MILES
Population	44,063	105,334
Avg. HH Income	\$116,965	\$114,723



For more information please contact:

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

**Oxford Realty Service:**  
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](http://www.oxfordrealtyservices.com)

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