

## 9795 Perry Highway

Wexford, Pennsylvania 15090



### Available Premises

6,000 SF - Currently Anytime Fitness (Available 11/2024)

### Property Highlights

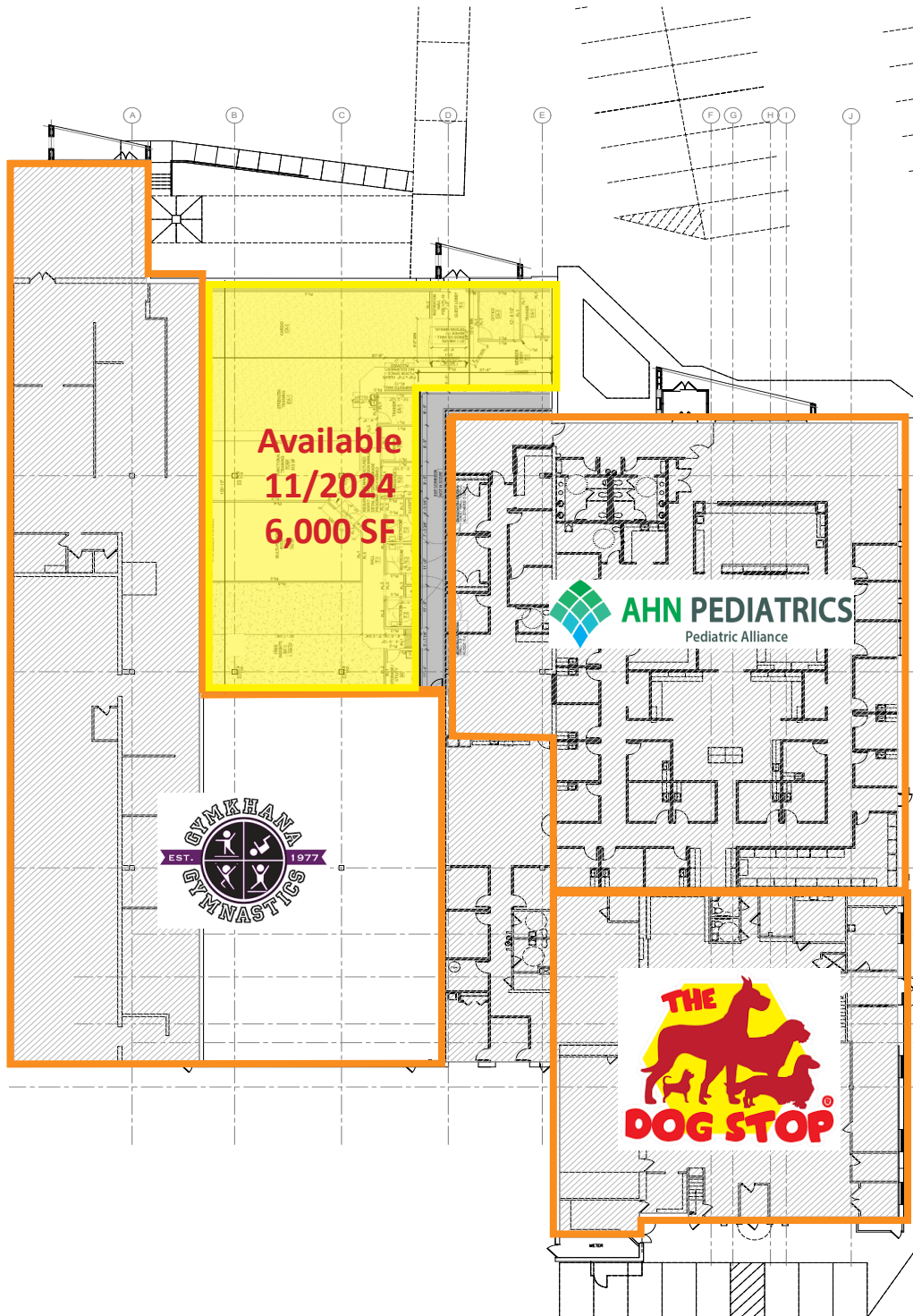
- Ideally located on the corner of Route 19 (Perry Highway) and Pine Creek Road
- Recent redevelopment of the project, including new facade upgrades and parking lot resurfacing
- Located near the Target and Giant Eagle anchored center
- Great visibility and controlled access
- Co-tenants include Gymkhana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

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