

## Moraine Pointe Plaza

Route 356 & Route 422, Butler, PA 16001



### Available Premises

- 3,000 SF

### Property Highlights

- Butler's premier strip shopping center consisting of over 600,000 square feet of retail space
- Anchored by Giant Eagle, Lowe's Home Center, The Home Depot, Sam's Club, Staples, Ollie's Bargain Outlet, Harbor Freight, Moraine Pointe Cinemas and Bealls Outlet (coming soon)

#### AREA AVERAGE DAILY TRAFFIC

Route 356	17,499
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#### DEMOGRAPHICS

	3-MILES	5-MILES
Population:	23,333	45,167
Avg. HH Income:	\$74,531	\$74,531



#### RETAIL "A"

A-1	Mariner Finance	3,000 SF
A-2	Encore Studio	3,500 SF
A-3	Wines & Spirits	4,500 SF
A-4	Misty Nails	2,500 SF
A-5/6	Thermax	2,100 SF
A-7	Powers Insurance Agency	1,500 SF
A-8	Your CBD Store	1,200 SF
A-9	Steve Rodgers Locksmithing	900 SF
A-10	Subway	900 SF

#### RETAIL "B"

B-1	Yamato Hibachi Sushi	4,420 SF
B-2	Bealls Outlet	18,686 SF
B-3	Ollie's Bargain Outlet	43,693 SF

#### RETAIL "C"

C-1/2	Speedy Furniture	8,000 SF
<b>C-3</b>	<b>Available</b>	<b>3,000 SF</b>
C-4	Pets in the Park	3,500 SF
C-5	Miracle Ear	900 SF
C-6	General Nutrition	1,200 SF
C-7	CosmoProf	2,400 SF
C-8	Unlimited Staffing	1,600 SF
C-9/10	Harbor Freight Tools	14,175 SF

For more information please contact:

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