



AVERAGE DAILY TRAFFIC		
Route 30	27,427	
Route 981	11,933	

DEMOGRAPHICS		
	5-MILES	7-MILES
Population	34,994	54,549
Avg. HH Income	\$70,611	\$73,112



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OXFORD

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FOR LEASE

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Mountain Laurel Plaza

200 Mountain Laurel Plaza, Latrobe, PA 15650

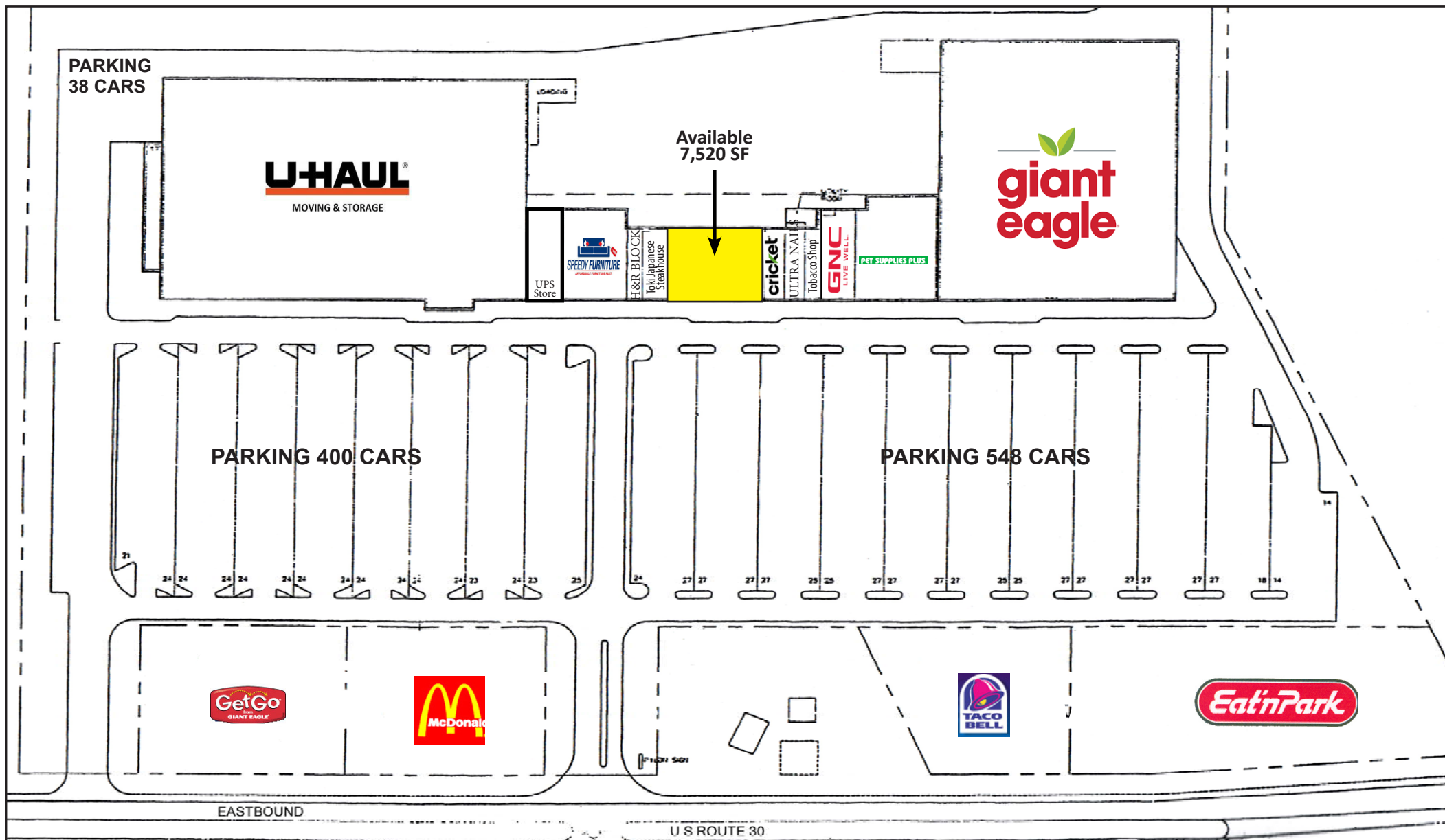


Available Premises

- 7,520 SF

Property Highlights

- Center has just completed a full renovation, including facade updates, parking lot resurfacing, new pylon sign, and landscaping and cosmetic upgrades.
- Excellent visibility and access from Route 30
- Join Giant Eagle, U-Haul and other area anchors, which include WalMart, Lowe's, Dunham's Sports, Tractor Supply Co., and Big Lots
- Out-parcels include McDonald's, Eat 'n Park, GetGo, and Taco Bell
- Space has access to Excelsa Drive and Route 981 adjacent to the site



TENANTS

UPS Store	2,000 SF
Speedy Furniture	7,500 SF
H&R Block	1,235 SF
Toki Japanese Steakhouse	1,965 SF
Available	7,520 SF
Cricket	1,680 SF
Ultra Nails	1,540 SF
Tobacco & Vape Shop	1,640 SF
GNC	2,920 SF
Pet Supplies Plus	9,468 SF