

Oak Spring Center

250 Oak Spring Road, Washington, PA 15301



Available Premises

- 4,600 SF (former Old Mexico Restaurant)
- 2,800 SF (former Dollar Bank)
- 2,100 SF (former Huntington Learning)
- 2,625 SF (former Domino's Pizza)

Property Highlights

- Ideally located just off the I-70/I-79 interchange in Washington, Pennsylvania
- Oak Spring Center is located across from the Washington Mall and is in close proximity to Trinity Point, Strabane Square, Northgate Plaza and Old Mill Shopping Center

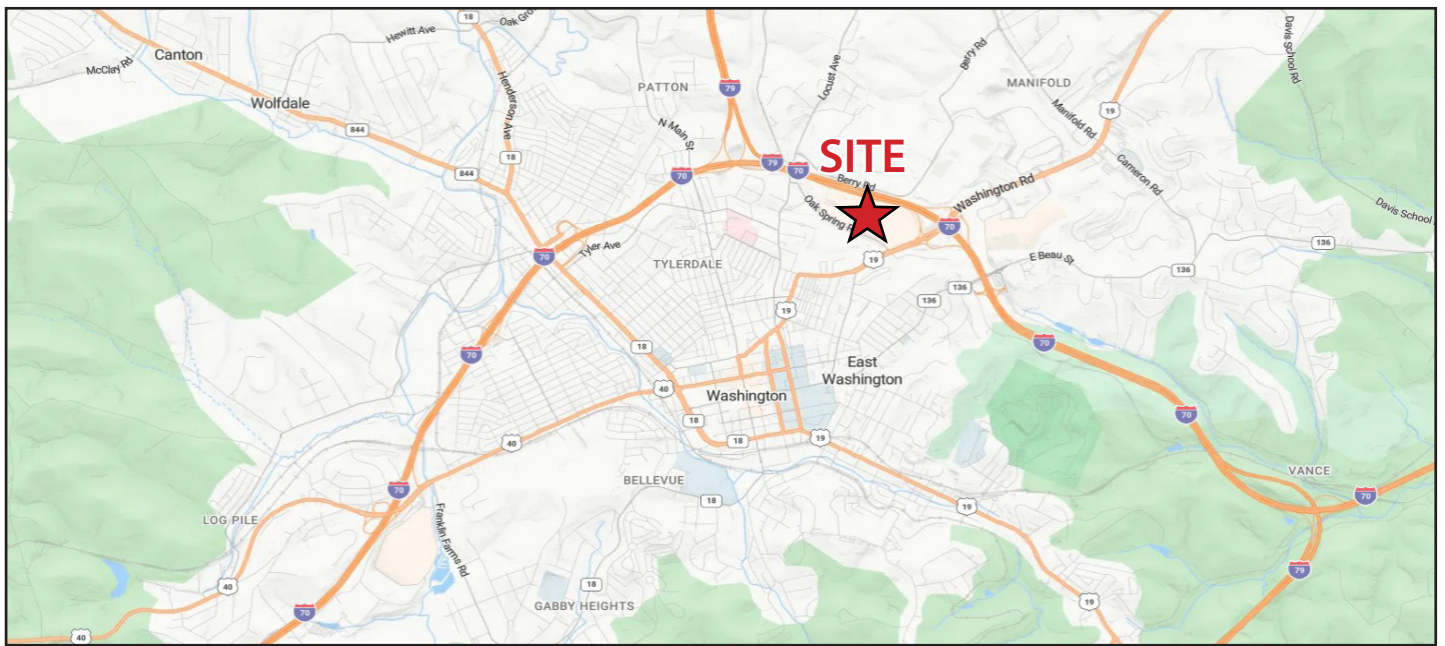
AREA AVERAGE DAILY TRAFFIC

I-70:	66,575
Murtland Ave.:	27,982
Oak Spring Road:	9,519

DEMOGRAPHICS

	3-MILES	5-MILES
Population:	36,382	52,154
Avg. HH Income:	\$79,896	\$85,472

90 Available <i>(former Dollar Bank)</i>	2,800 SF
91 Rent-a-Center	4,900 SF
92 Reid El Attrache DMD	1,050 SF
93 Available <i>(former Old Mexico Restaurant)</i>	4,600 SF
95 The Heat Retreat	2,450 SF
96 PennDot Driver License Center	4,900 SF
97 Carmen's Hairdressers	1,400 SF
98 Available <i>(former Huntington Learning)</i>	2,100 SF
99 Available <i>(former Domino's Pizza)</i>	2,625 SF



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