OXFORD REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Trinity Point

360 Washington Road, Washington, PA 15301



Available **Premises** 2,197 SF (former Ultimate Pizza)

Property Highlights

- Ideally located on Washington Road, right off the I-70/I-79 interchange in Washington, PA
- Outparcel to Walmart and Sam's Club anchored Trinity Point Shopping Center - Co-Tenant's include Aspen Dental, Mattress Warehouse, Quest Diagnostics, Batteries+Bulbs, Firehouse Subs and Sunnyside
- In close proximity to Northgate, The Old Mill, Strabane Square, Washington Mall, and Oak Spring Center

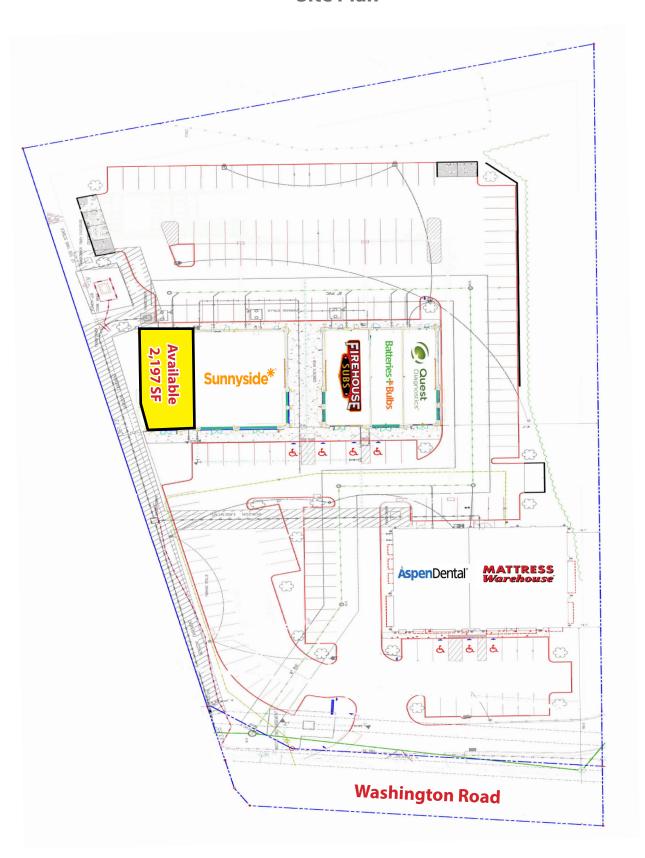
AREA AVERAGE DAILY TRAFFIC

Washington Road 17,194

DEMOGRAPHICS

3-MILES 5-MILES Population: 33,359 52,639 **Avg. HH Income:** \$77,478 \$82,091

Site Plan



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.





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