

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

20249 Route 19

Cranberry Township, PA 16066



Building **Size**

Approximately 6,000 SF

Site **Size**

Approximately 1.10 Acres

Parcel **ID**

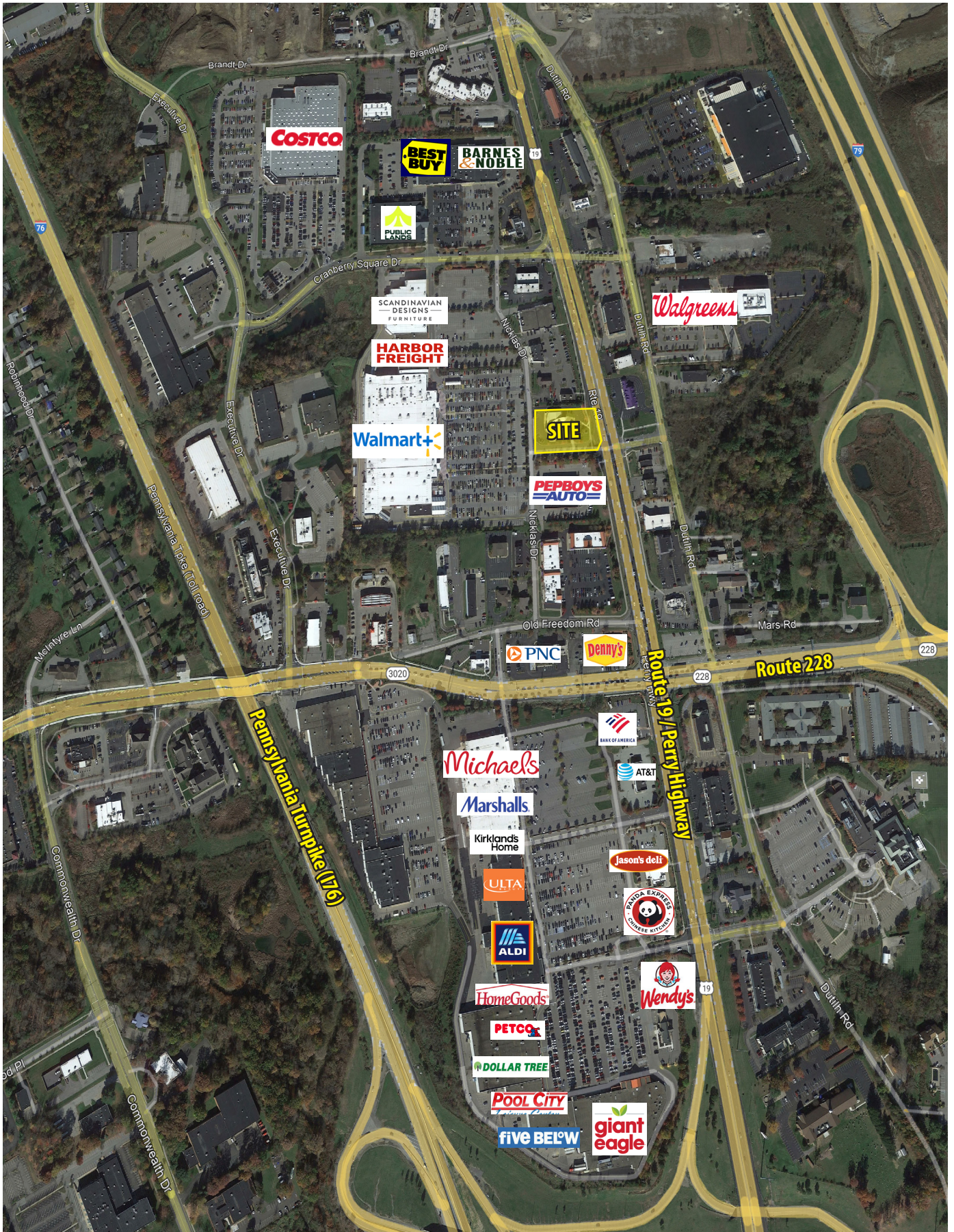
130-4F110-9A-0000 (Butler County)

Property **Highlights**

- Located on Route 19 via a signalized intersection with excellent visibility in the highly desirable Cranberry retail trade area
- Outparcel to Walmart Plaza - co-tenants include Walmart, Pep Boys, Harbor Freight Tools, and Scandinavian Designs Furniture
- Potential for retail, medical or office users
- Dedicated parking lot for approximately 28 cars

The property being sold does not have an asking price - Seller is accepting offers and encouraging responses be received by **March 15, 2024**.

All offers should be based upon Buyer remaining responsible for any Buyer representative commissions or brokerage fees.



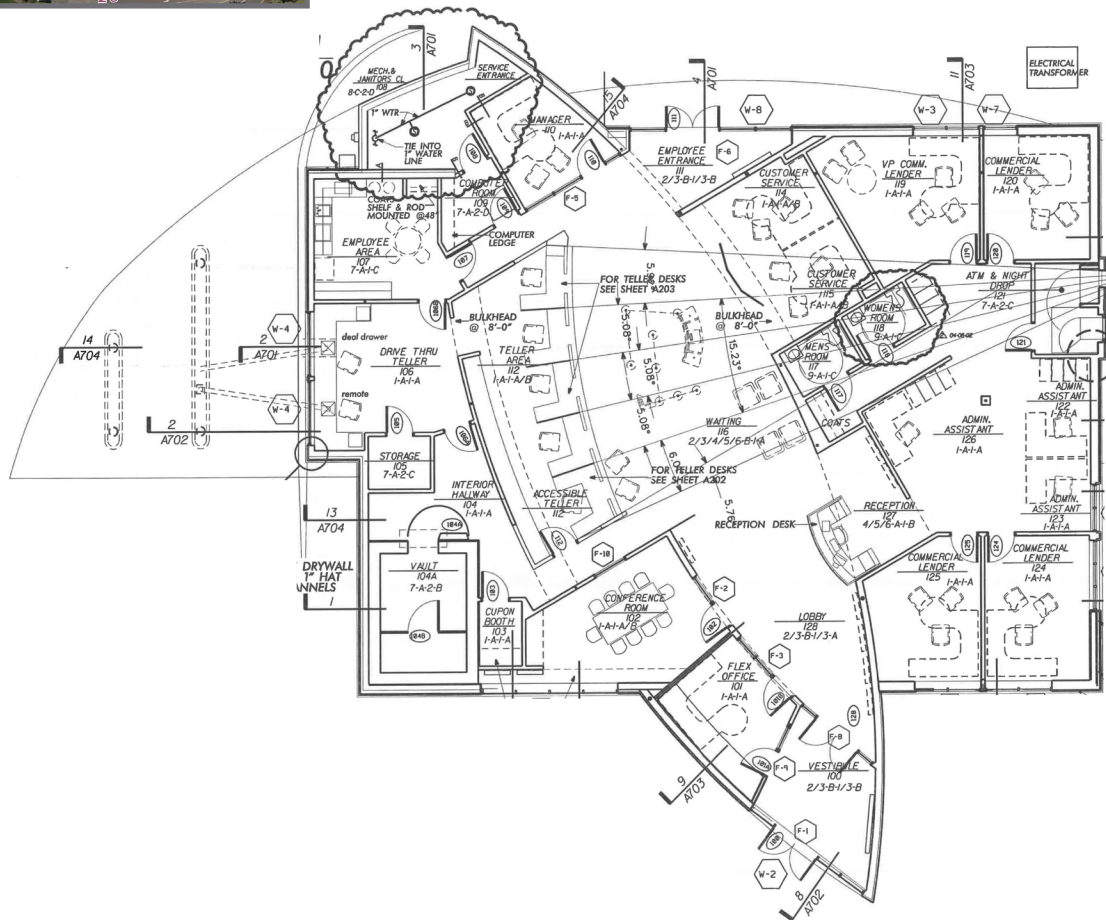


AVERAGE DAILY TRAFFIC

33,636 Vehicles Daily - Route 19

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	3,484	40,982	75,805
Avg. HH Income	\$129,723	\$140,757	\$146,910



For more information please contact:

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