

FOR **LEASE**

100 SEVEN FIELDS BOULEVARD

SEVEN FIELDS, PA 16046

OXFORD

www.oxfordrealtyservices.com

PROPERTY **DESCRIPTION**

AVAILABLE PREMISES

13,813 SF Building on 2.08 Acres

PROPERTY HIGHLIGHTS

- Site Offers a Prominent Retail Presence Along the Route 228 Corridor
- Excellent Visibility and Exposure Along a Major Commercial Thoroughfare
- Signalized Intersection at Seven Fields Boulevard and Route 228
- Established Retail Location Surrounded by National and Regional Retailers, Restaurants, and Service Businesses
- Convenient Access to I-79 and I-76, Cranberry Township, and Surrounding Residential Communities
- Positioned Within an Established and Growing Trade Area with Significant Residential Development in the Surrounding Market
- Ideal Opportunity for Retail, Medical, Service, or Other Commercial Uses, subject to zoning and approvals

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	6,740	30,302	78,210
Average HH Income	$154,021	$165,630	$163,053

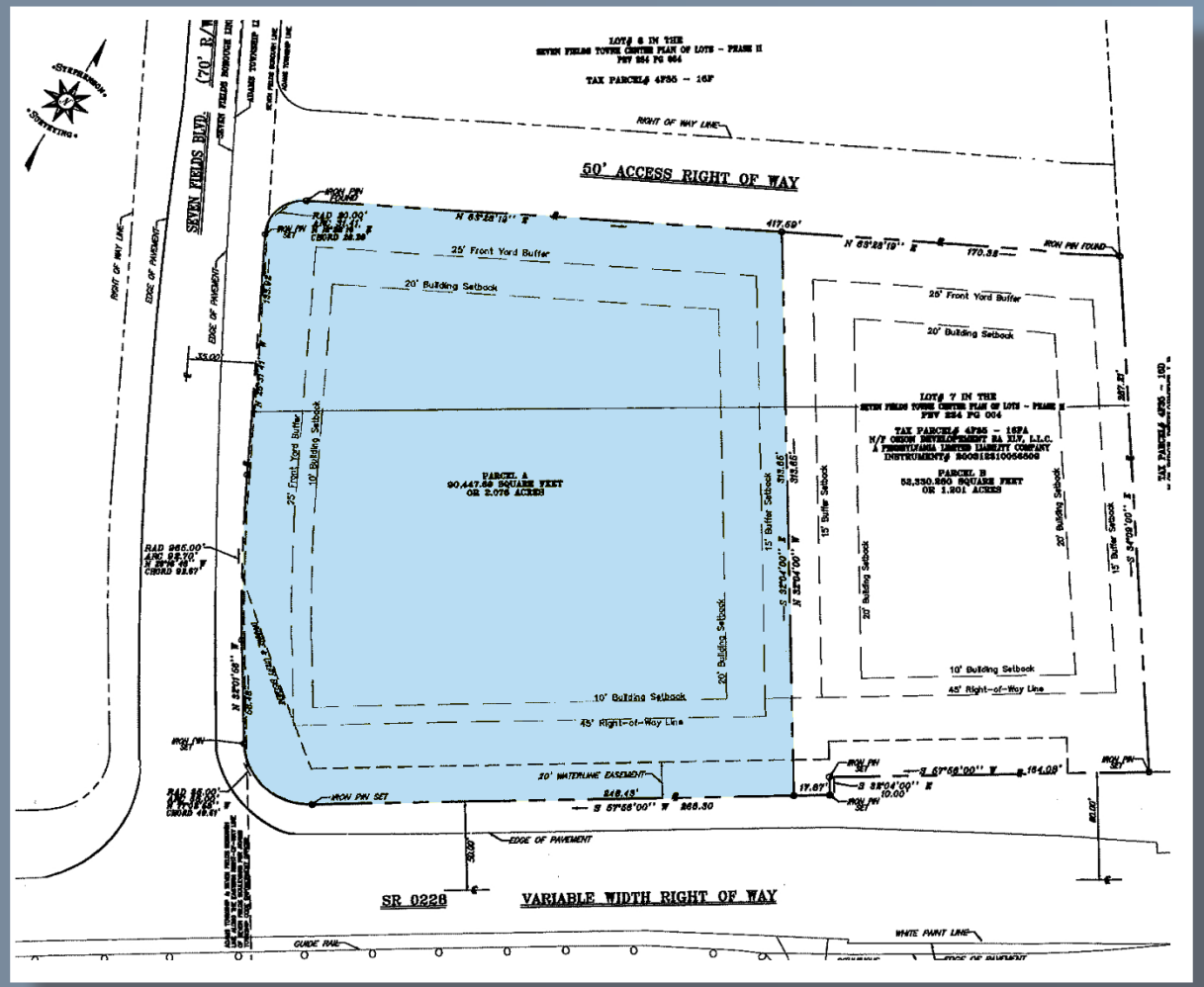


AVERAGE DAILY TRAFFIC

23,835 Vehicles Daily - Route 228

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PROPERTY **SURVEY**



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PROPERTY **LOCATION**



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For more information please contact:

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