

AVERAGE DAILY TRAFFIC	
Route 30	24,700
Route 981	12,174

DEMOGRAPHICS	5-MILES	10-MILES
Population	33,192	99,655
Avg. HH Income	$90,934	$91,434

For more information please contact:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage
Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyservices.com

Alec M. Parchinski
Associate
Oxford Realty Services, Inc.
412.261.0200, ext 3485
aparchinski@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.
2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

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.

OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Mountain Laurel Plaza

200 Mountain Laurel Plaza, Latrobe, PA 15650



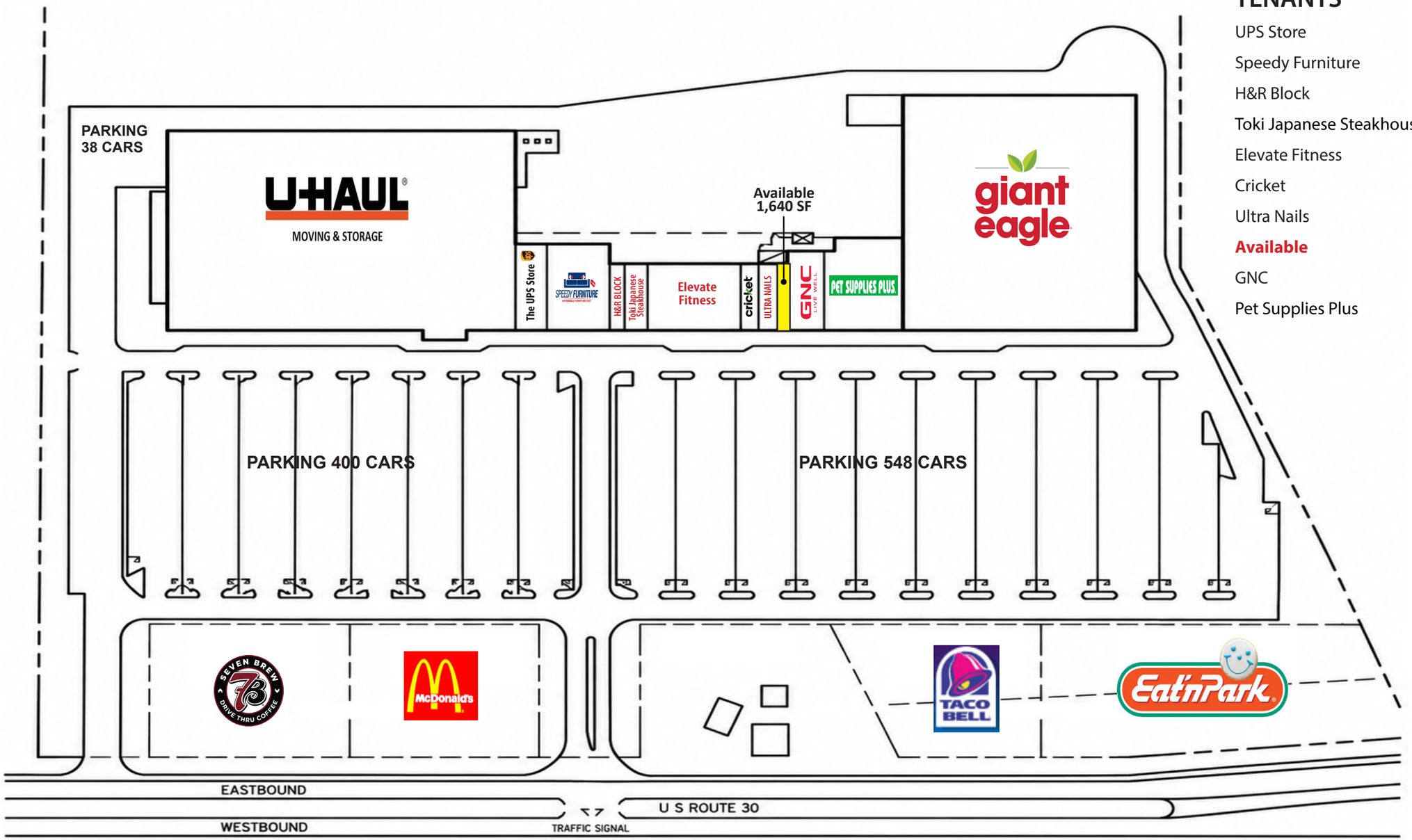
Available **Premises**

- 1,640 SF

Property **Highlights**

- Center has recently been renovated, 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 Family Farm & Home
- Out-parcels include McDonald's, Eat 'n Park, 7-Brew, and Taco Bell
- Space has access to Excela Drive and Route 981 adjacent to the site

Oxford Realty Services, Inc. - Mountain Laurel Plaza



TENANTS

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