OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Northgate Plaza

460 Washington Road, Washington, PA 15301



Available Premises

12,562 SF *(former Comcast)*
21,600 SF *(former Pool City)*

Property Highlights

- Ideally located just off the I-70/I-79 interchange in Washington, Pennsylvania in close proximity to Trinity Point, Strabane Square, Northgate Plaza and Old Mill Shopping Center
- Great visibility and controlled access
- Building and pylon signage available

AREA AVERAGE DAILY TRAFFIC

I-70:	66,575
Washington Road:	27,982

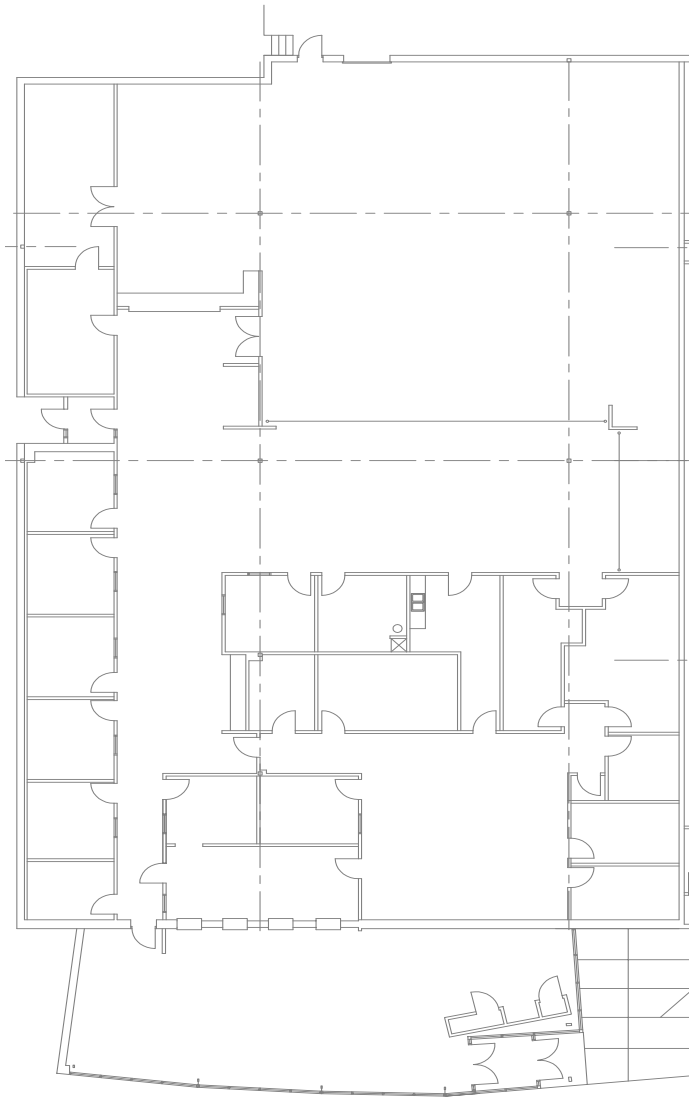
DEMOGRAPHICS

	3-MILES	5-MILES
Population:	33,546	54,963
Avg. HH Income:	$90,677	$95,957



Floor Plan

12,562 SF *(former Comcast)*





01	Tractor Supply	23,627 SF
02	**AVAILABLE**	**12,562 SF**
03	Oil & Gas Safety Supply	14,700 SF
04	Gabe's	72,472 SF
05	**AVAILABLE**	**21,600 SF**
06	CosmoProf	2,000 SF
07	Keller Williams	2,200 SF
08	Y&Z Nail Salon	2,800 SF
09	Katsur Dental	5,000 SF
10	Go Health Urgent Care	8,000 SF
11	Taco Bell	7,527 SF
12	First Federal Savings	3,500 SF

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.