



FORMER DOLLAR GENERAL AVAILABLE FOR LEASE

404 LEECH AVE | SALTSBURG, PA 15681

8,000 SF | FOR LEASE

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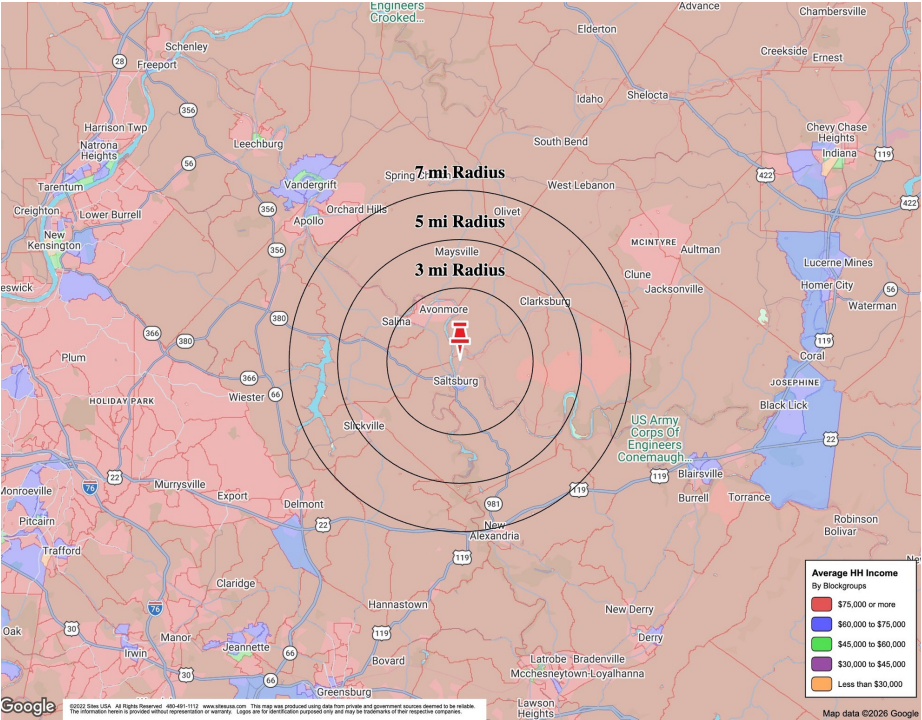
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PROPERTY OVERVIEW

Discover a prime opportunity for your business at this exceptional property in Saltsburg, PA. Boasting a spacious layout and versatile floor plan, this well-maintained property offers ample space for showcasing retail or service offerings. The expansive storefront windows flood the interior with natural light, creating an inviting atmosphere for customers. With abundant parking and easy access from Leech Ave, this property ensures convenient convenience for both tenants and patrons. High visibility in a bustling commercial area, coupled with the property's modern amenities, make it an ideal choice for businesses seeking to establish a strong presence in this vibrant community. Don't miss out on the chance to elevate your business at this outstanding location.



LOCATION OVERVIEW

Located in the heart of Saltsburg, PA, the area around the property offers a bustling and charming backdrop for retail tenants. Just steps away from the property, tenants can immerse themselves in the historic downtown district, where they'll find a variety of local shops, eateries, and cultural attractions. Nearby, the scenic Conemaugh River provides a picturesque setting for outdoor activities and leisurely strolls. With convenient access to key local landmarks such as Saltsburg's Canal Park and the Roaring Run Trail, tenants can easily tap into the vibrant energy of the community and connect with local residents and visitors. This prime location in Saltsburg presents an exciting opportunity for retail businesses seeking a dynamic and engaging environment.

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
AVERAGE HH INCOME	\$96,797	\$99,995	\$101,170
MEDIAN HH INCOME	\$69,405	\$71,124	\$75,346
EMPLOYEES	1,325	1,925	2,558
POPULTATION	4,386	7,685	11,641
HOUSEHOLDS	1,929	3,374	5,128
TOTAL BUSINESSES	153	214	292



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