

FOR LEASE - GROUND LEASE or BUILD TO SUIT  
Retail Development located in Peters Township

Finley Towne Center, 6244 Route 88, Finleyville, PA 15332

Highland Village  
**SCARMAZZI  
HOMES**

**TSC TRACTOR  
SUPPLY CO**

14 Acres Available

Hidden Hollow Road

88

**NEWMARK**

For information, please contact:



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# PROPERTY OVERVIEW

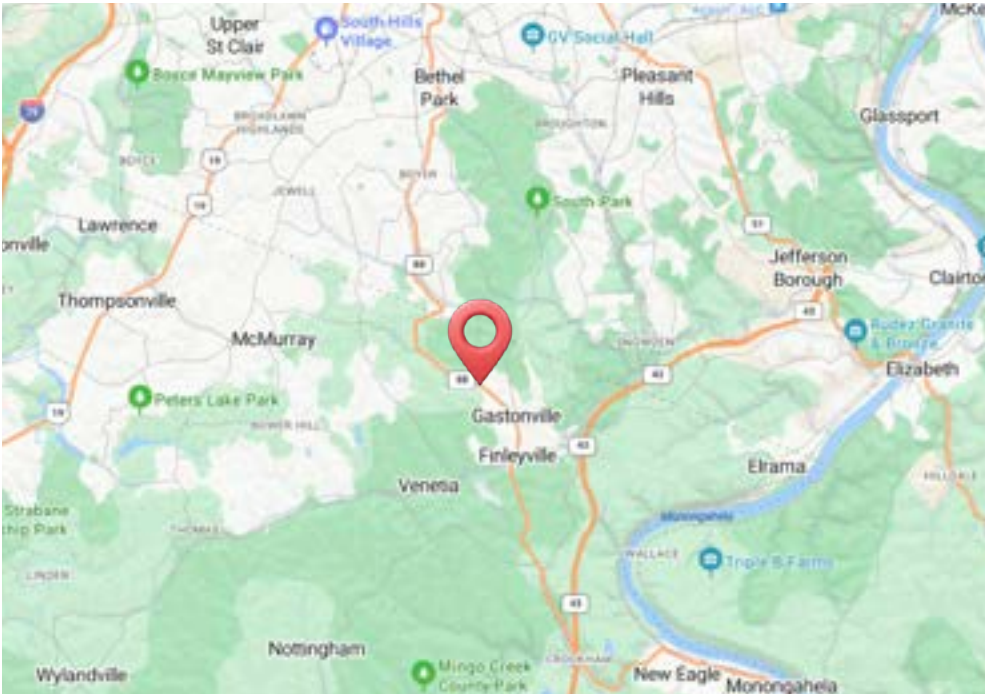
## PROPERTY HIGHLIGHTS

- New Retail Development located in the heart of Peters Township
- Strong, growing demographics in an affluent suburb of Pittsburgh
- Up to (14) acres available. Located adjacent to Tractor Supply and ideal for QSR, grocery, and service-oriented retail and or medical uses
- Up to 1,000 new residential homes recently built or planned over the next three years.
- All utilities available
- Ground Lease and/or Build to Suit



## PROPERTY SUMMARY

LEASE RATE	\$12.00 - 50.00 SF/yr (NNN)
AVAILABLE SF	1,500 - 50,000 SF
LOT SIZE	14.121 Acres
MARKET	Pittsburgh
SUBMARKET	Washington County



TAKE A TOUR - CLICK ON PHOTO

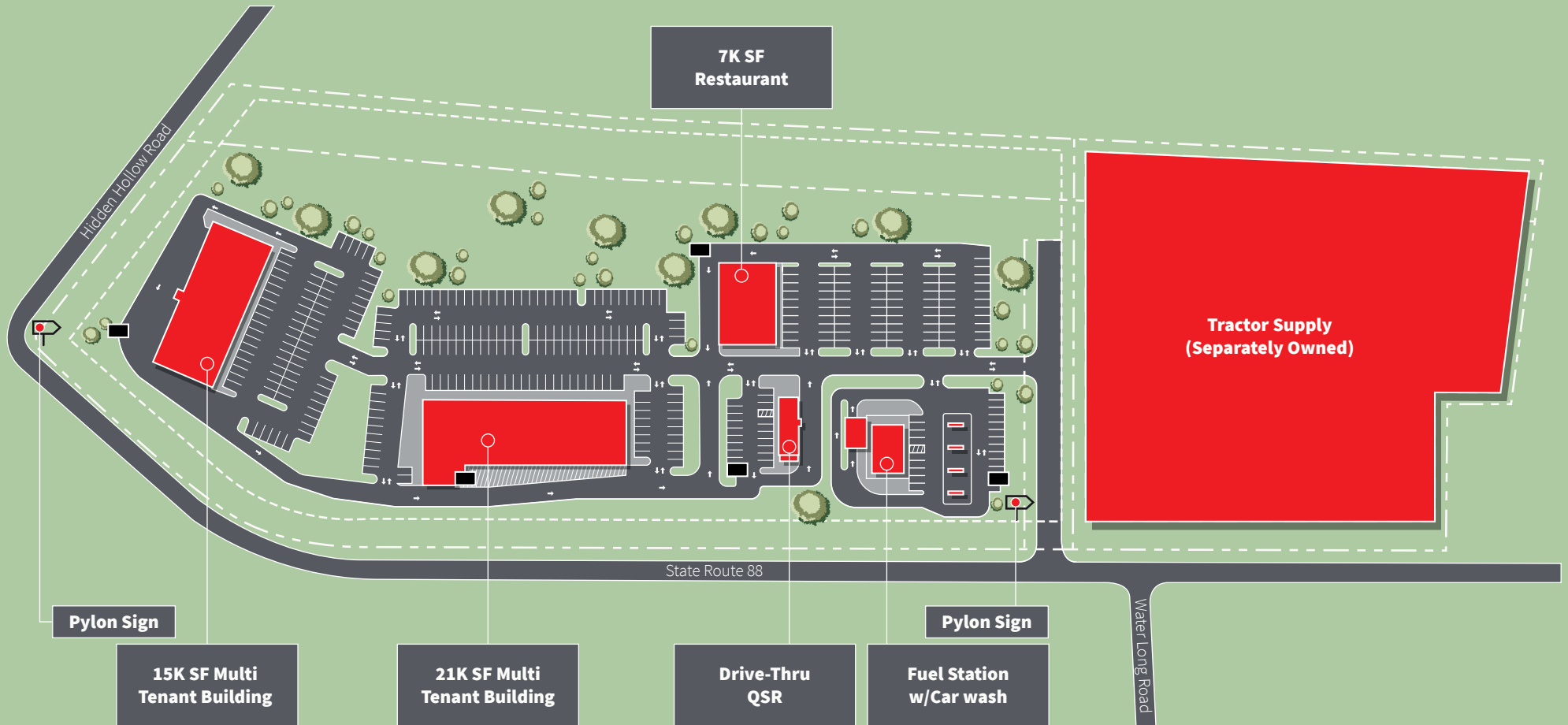
# FINLEY TOWNE CENTER

ROUTE 88 Finleyville, PA 15332



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# CONCEPTUAL SITE PLAN



# PROPERTY PHOTOS



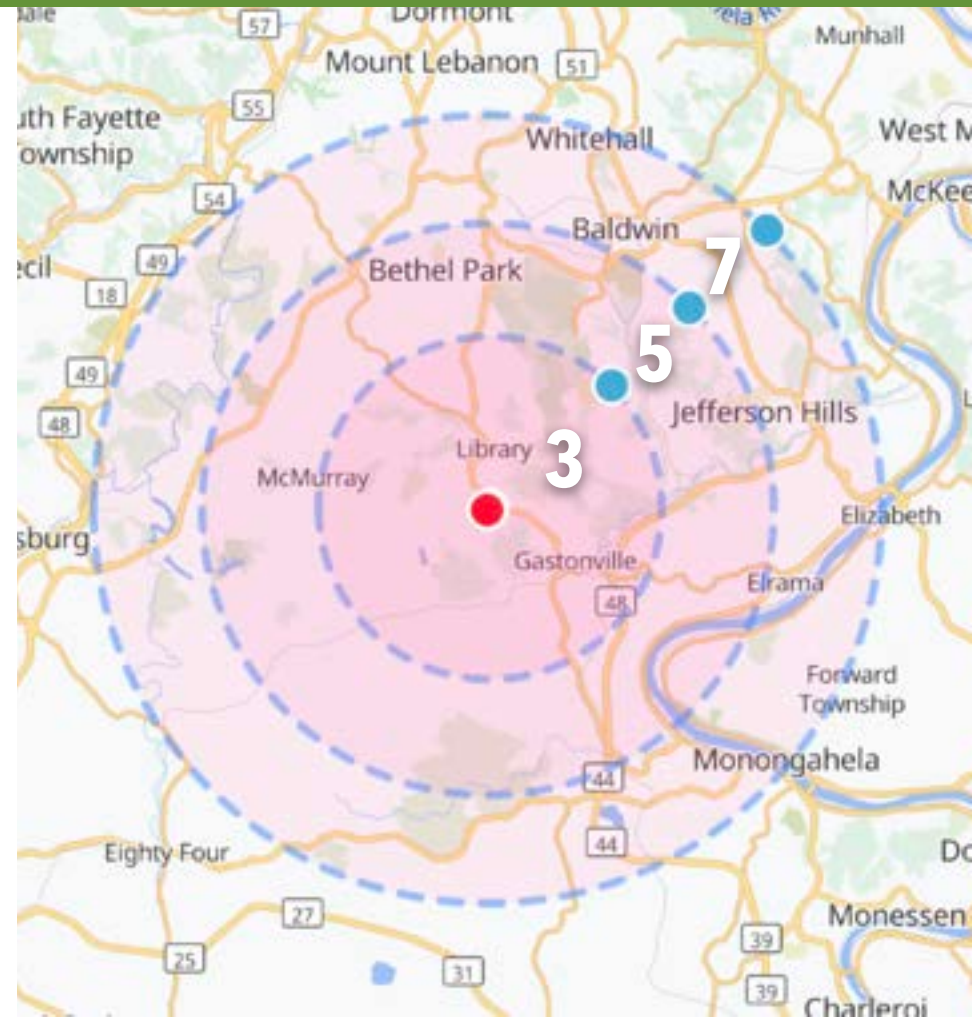
# PARCEL MAP



# DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	31,948	83,908	188,210
MEDIAN AGE	44.2	44.4	45

HOUSING	3 MILES	5 MILES	7 MILES
# OF HOUSEHOLDS	12,987	33,111	77,083
AVG HOUSEHOLD SIZE	2.45	2.52	2.42
AVG HOUSEHOLD INCOME	\$138,092	\$142,291	\$135,328
MEDIAN HOME VALUE	\$318,162	\$335,989	\$319,023



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