

# NESHANNOCK TOWN CENTER OUTPARCEL FOR LEASE

1730 WILMINGTON ROAD, NESHANNOCK TWP., PA 16105



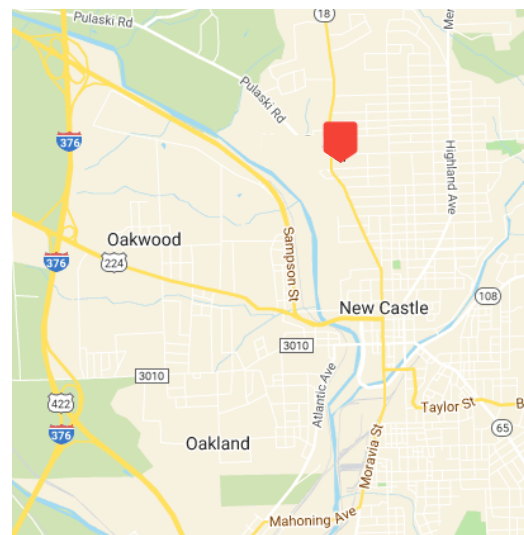
A MEMBER OF CHAINLINKS RETAIL ADVISORS



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	34,658	45,802	74,263
AVG. HH INCOME	\$61,553	\$64,977	\$70,011
HOUSEHOLDS	14,655	19,255	29,927
CONSUMER SPENDING	\$377.5M	\$514.3M	\$851.5M

## PROPERTY HIGHLIGHTS

- 12,738 SF former Rite Aid for lease
- Positioned at the signalized intersection of Wilmington Road and W. Clen Moore Blvd. in Neshannock Township
- 45,000 people with average HH income over \$65k in 5 mile radius
- Ideally located less than 1 mile from UPMC Jameson Hospital - 800+ employees
- Bulding shares a parking lot with brand new Grocery Outlet Supermarket



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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