

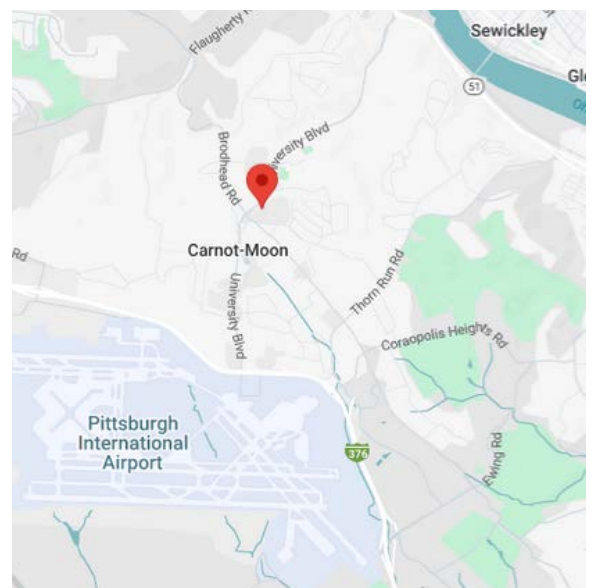
FREESTANDING PAD SITE - MOON TOWNSHIP RETAIL OUTPARCEL FOR LEASE

2815 GRACY CENTER WAY, CORAOPOLIS, PA



PROPERTY HIGHLIGHTS

- Freestanding pad site in Moon Township
- Existing Building: 3,200 SF
- Immediately adjacent to the new Chick-Fil-A
- Located in a newly renovated retail center with Aldi, Planet Fitness, Dollar Tree, Ace Hardware, McDonald's, Starbucks and more
- Minutes from Robert Morris University
- Potential drive-thru opportunity
- Zoned Commercial with many permitted uses including: financial institutions, retail stores, coffee shops, medical offices and restaurants



CONTACT:
Z. SCOTT SMITH
zsmith@hannacre.com
412 261 2200

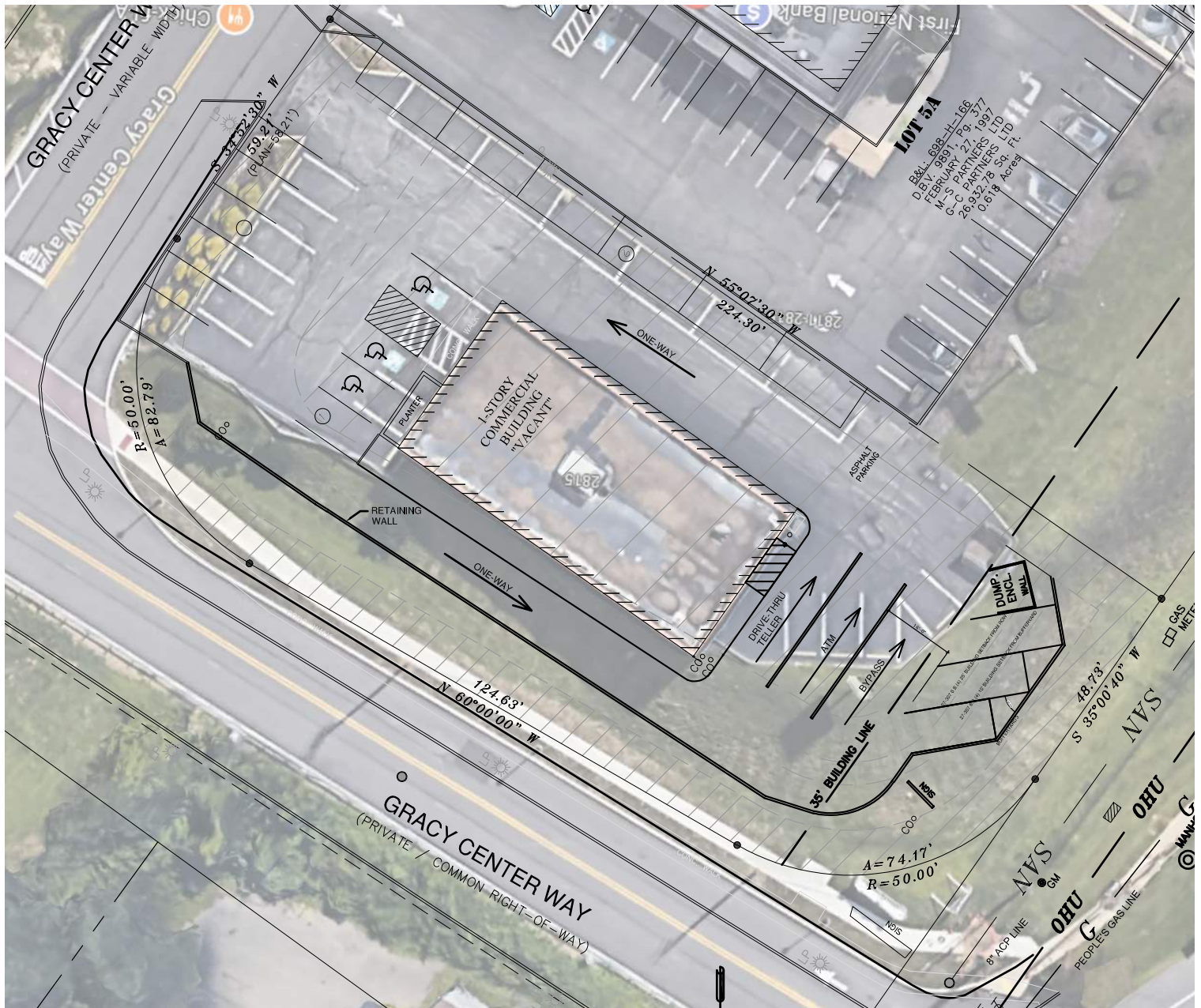
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

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 Commercial Real Estate 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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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,134	33,054	65,910
AVG. HH INCOME	\$111,300	\$118,339	\$112,499
HOUSEHOLDS	3,209	13,216	27,291
CONSUMER SPENDING	\$111.5M	\$468.2M	\$941M

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