

1967 Oakland Avenue

Indiana, PA 15701



Building **Size**

Approximately 1,674 SF

Site **Size**

Approximately 0.63 acres

Parcel **ID**

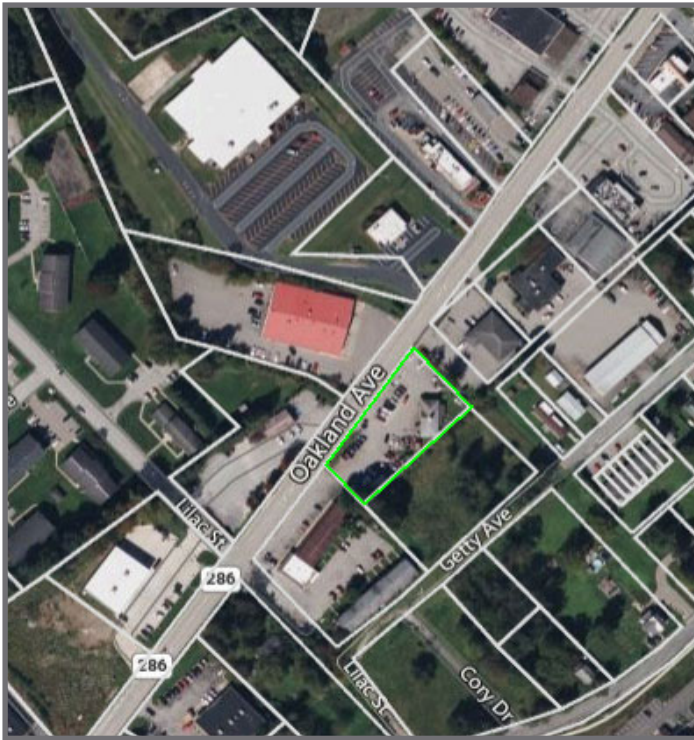
42-033-509 (Indiana County)

Sale **Price**

REDUCED - \$550,000.00

Property **Highlights**

- Prime Oakland Avenue (Route 286) location along Indiana's primary retail corridor
- Existing 1,674 SF service station featuring three service bays, office, restrooms and three storage areas
- Located just minutes from Indiana University of Pennsylvania (IUP) and its student population
- Excellent proximity to major area retailers, including Indiana Mall, Regency Mall, Walmart, Lowe's and Giant Eagle
- Existing automotive/service use provides an opportunity for an owner-user or investor



AVERAGE DAILY TRAFFIC

15,148 Vehicles Daily - Oakland Avenue

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	8,063	27,393	34,862
Avg. HH Income	\$70,626	\$69,607	\$70,144



For more information please contact:

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