

# For Sale

## 1121 Park Avenue

Meadville, Pennsylvania 16335



### Buildings:

8,000 SF (80' x 100')  
3,360 SF (28' x 120')

### Lot Size:

2.57 acres

### Features

- The site currently consists of two buildings - former market/gas convenience operation and car wash and a canopy area which housed the gas pumps (tanks and pumps are remaining but can be removed if not of value to the next user).
- Zoned B-2
- This site offers high visibility, ample parking, and is adaptable for many uses.
- In close proximity to this site is Arby's, Long John Silver's, Wendy's, Burger King, Tim Hortons, Sheetz, Pizza Hut, KFC, and Five Guys Burgers. There is also a Rite Aid, CVS and Walgreens in this market.
- Site consists of multiple parcels, a sub-division of the property is possible.
- 2010 Annual Taxes: \$56,193.71 (Assessed Value (\$641,188) x 2.78 (Crawford County Tax Equalization Factor) equals the market value of \$1,782,503).

### Demographics

|                           | 3 Mile   | 5 Mile   | 7 Mile   |
|---------------------------|----------|----------|----------|
| Population:               | 21,021   | 26,671   | 33,437   |
| Average Household Income: | \$52,711 | \$53,680 | \$53,601 |

For more information or to arrange for a tour, please contact:



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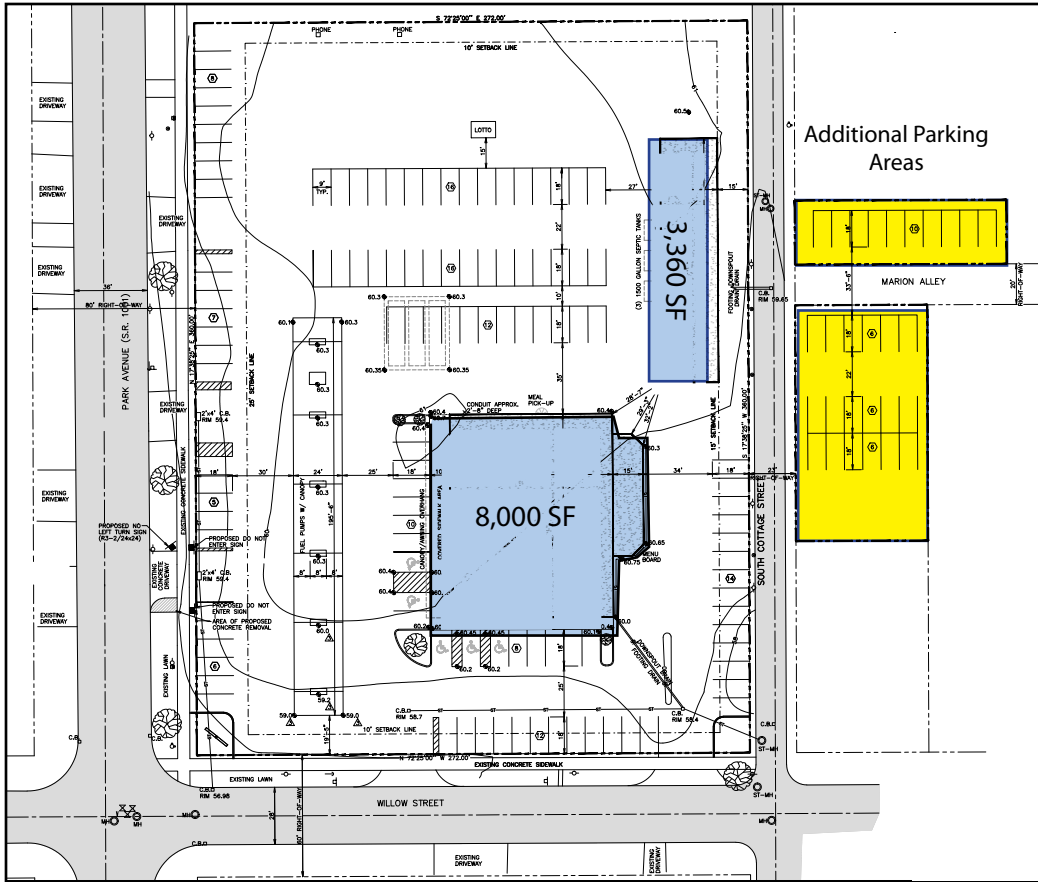
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# 1121 Park Avenue, Meadville, PA 16335



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