

# For Sale or Lease

## Approximately 4.85 acres

SR 8 & US 422, Butler, Pennsylvania 16001



### Land Area Available

- Approximately 4.85 acres (usable - .9 acre and 1.7 acre)

### Features

- Great location along SR 8, just off US 422
- Controlled access
- Ideally suited for medical, office, service and retail uses
- Zoned C-2 Convenience Commercial (list of approved uses available upon request)

For more information,  
please contact:

**Arthur J. DiDonato, Jr.**

Sr. Vice President/Retail Brokerage

412.261.0200

[adidonato@oxfordrealtyservices.com](mailto:adidonato@oxfordrealtyservices.com)



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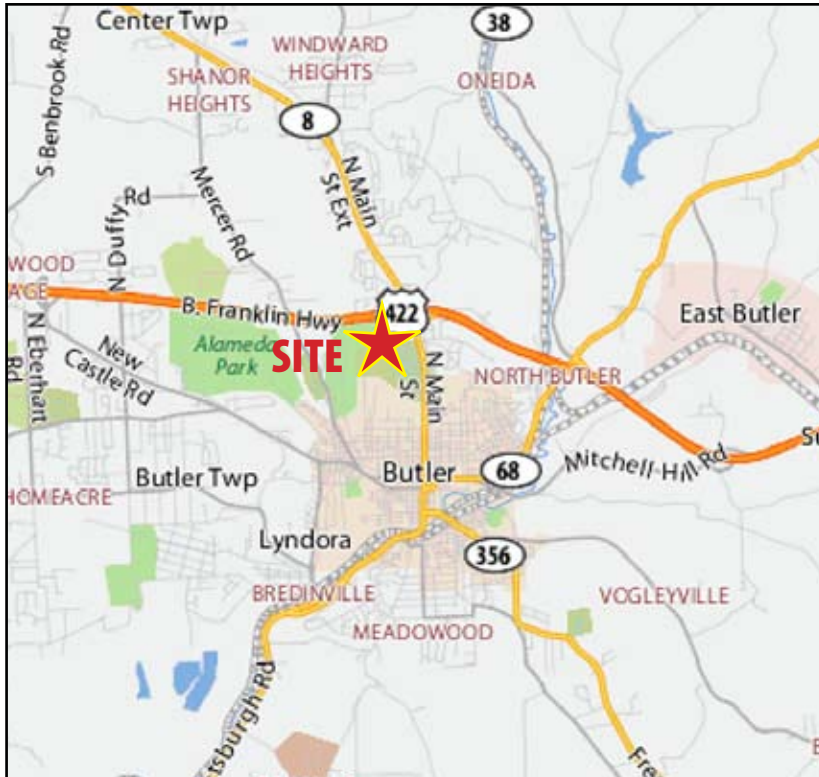
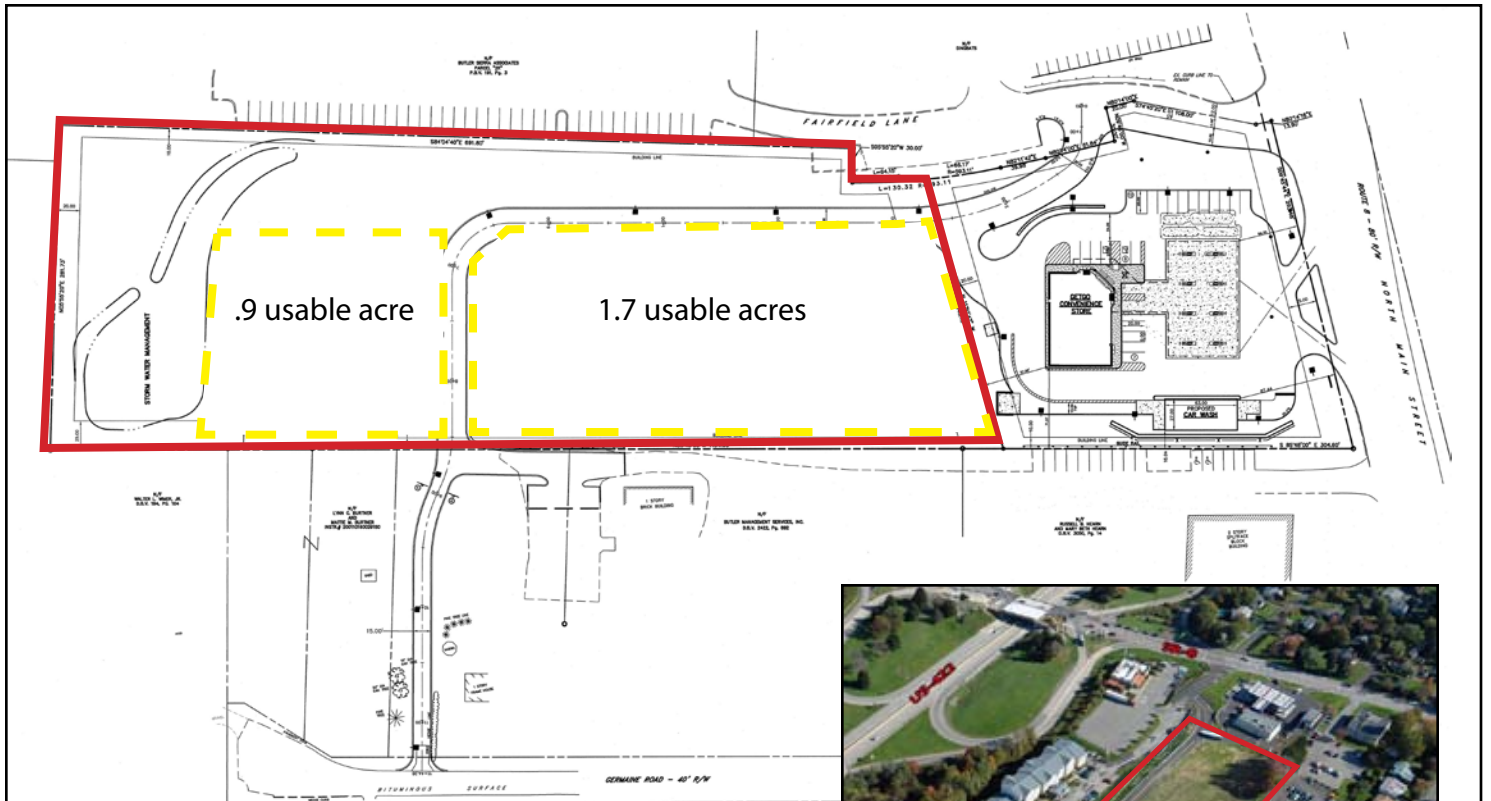
Oxford Realty Services

One Oxford Centre | 301 Grant Street | Suite 400

Pittsburgh, PA, 15219

[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)

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## Demographics

- Total population in a 5-mile radius=47,621
- Total household income in a 5-mile radius=\$55,441

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.



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