

For Sale

5.19 Acres

US Route 19, Washington, PA 15301



Land Area

5.19 acres

Sale Price

~~\$1,250,000~~ Price reduced to **\$750,000**

Features

- Ideally located in Washington County, just 25 miles southwest of Downtown Pittsburgh, and in close proximity to The Meadows Racetrack & Casino, the Tanger Outlets and the proposed Bass Pro Shops
- High traffic counts:
 - I-79 = 39,000 ADT
 - US Route 19 = 23,000 ADT
- Zoned C-2 Regional Commercial District
- Signalized intersection at US Route 19 and Meadowbrook Drive

For more information,
please contact:

Richard A. Crimone

Sr. Vice President/Retail Services

412.261.0200

rcrimone@oxfordrealtyservices.com

Arthur J. DiDonato, Jr.

Sr. Vice President/Retail Brokerage

412.261.0200

adidonato@oxfordrealtyservices.com



OXFORD
REALTY SERVICES

Office | Industrial | Retail | Investment | Consulting

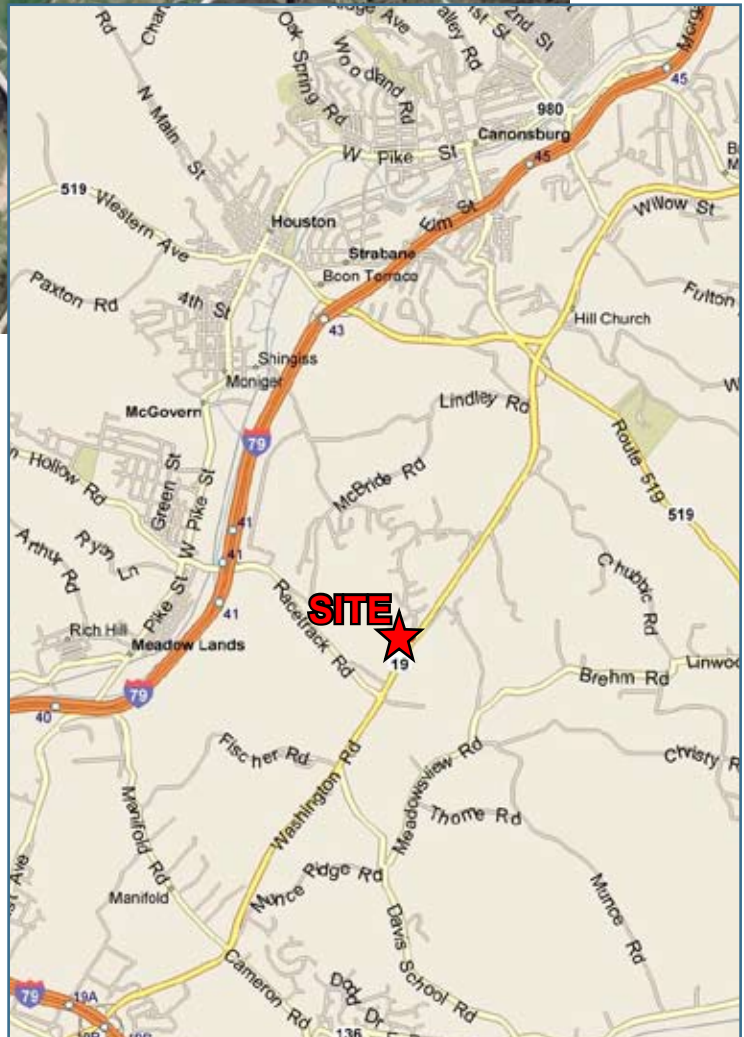
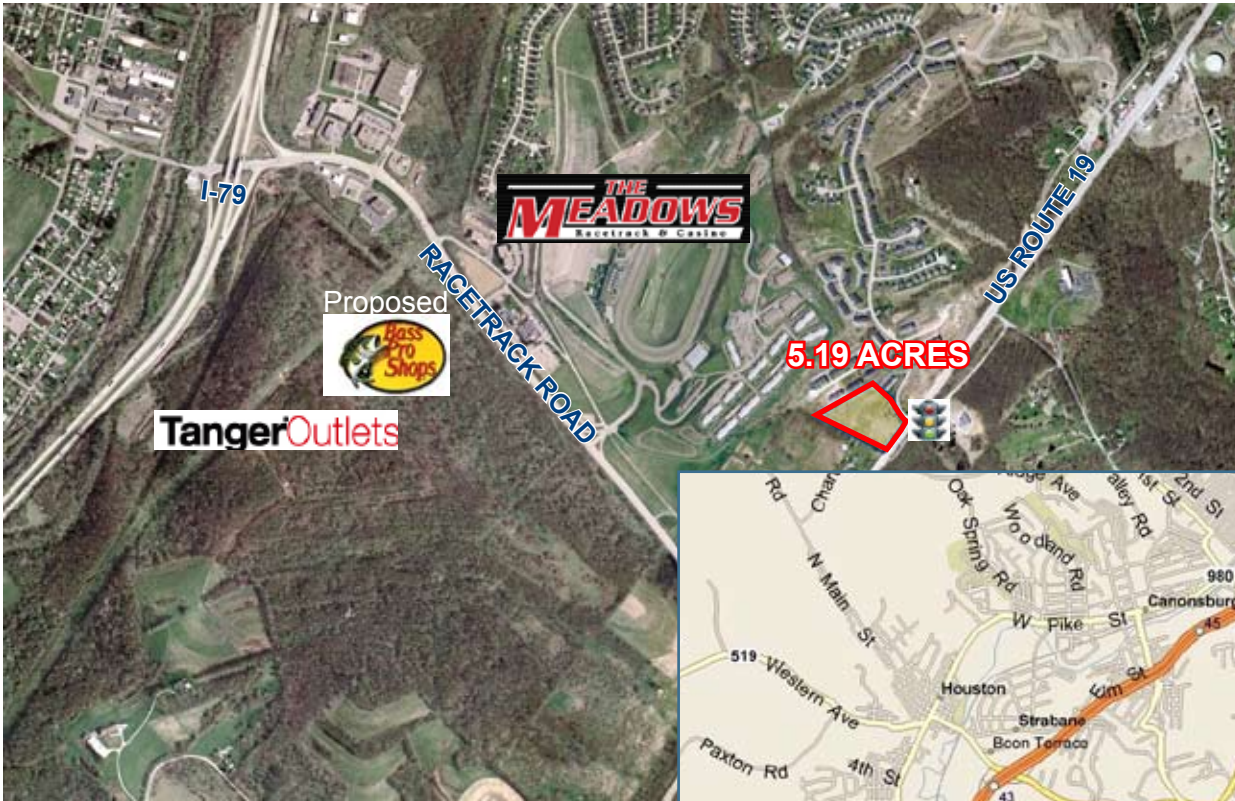
Oxford Realty Services

One Oxford Centre | 301 Grant Street | Suite 400

Pittsburgh, PA, 15219

www.oxfordrealtyservices.com

US Route 19, Washington, PA



Demographics

Population

5 Mile	10 Mile	15 Mile
60,591	135,566	346,265

Average Household Income

5 Mile	10 Mile	15 Mile
\$60,873	\$79,432	\$78,865

Although all information furnished regarding this property 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 its accuracy. This presentation is submitted subject to errors, omissions, change of price, rental or other conditions, 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.



OXFORD
REALTY SERVICES

Office | Industrial | Retail | Investment | Consulting