



## OFFICE / RETAIL / WAREHOUSE FOR SALE

11380 Route 30, North Huntingdon, PA 15642

- Two Buildings  
2,296 SF Office / Retail fronting Route 30  
4,320 SF Warehouse to the rear
- 0.6303 acres
- High traffic location - 27,297 ADT on Route 30
- Less than three miles from PA Turnpike interchange (I-76)
- Large upper office area in retail building
- Newly paved parking lot with ample outside parking



### CONTACT

CATHY TRESKO

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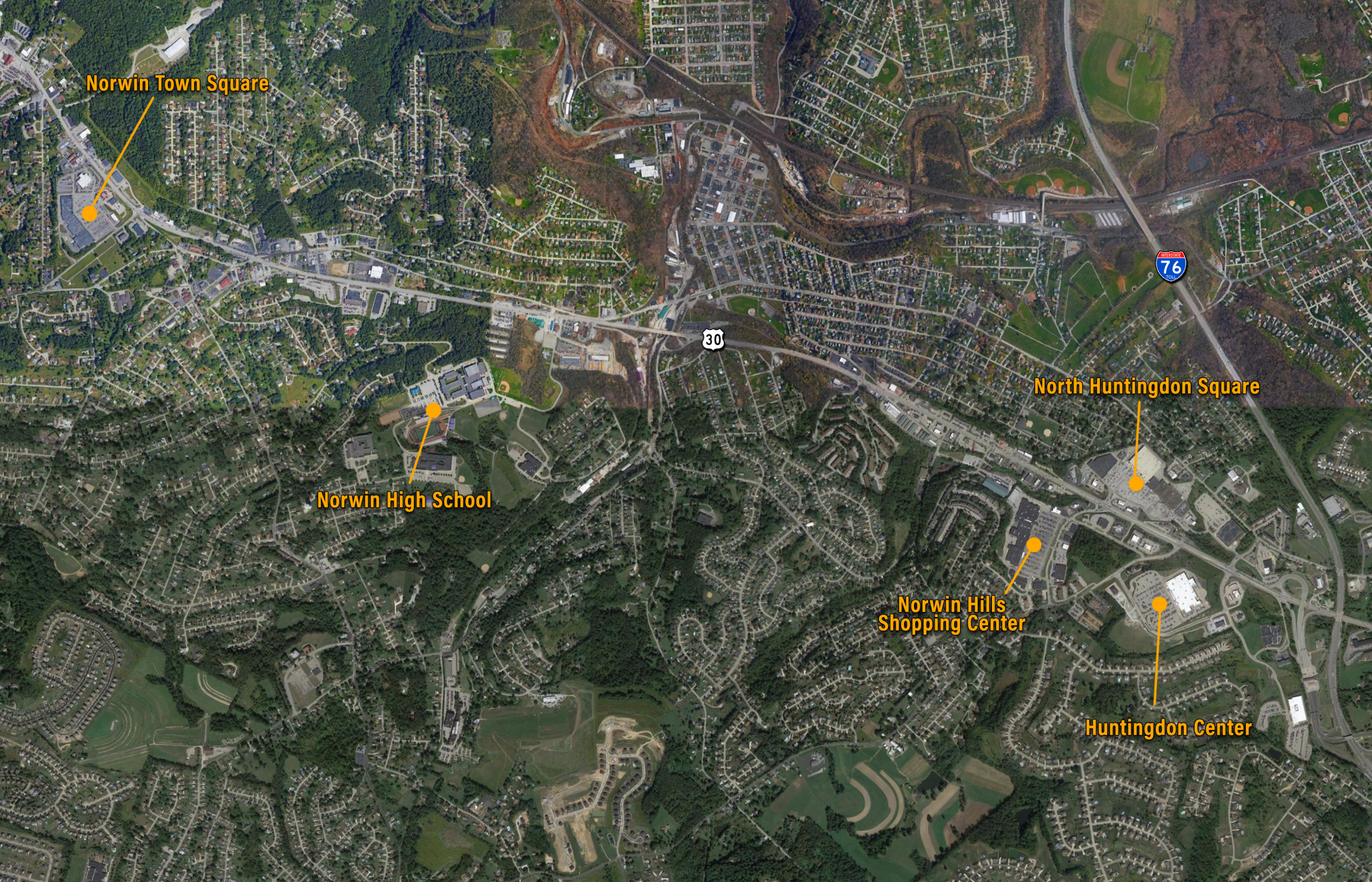
412.261.2200



	1 Mile	3 Mile	5 Mile
Population	5,934	34,744	77,625
Households	2,521	14,451	32,727
Average HH Income	\$89,631	\$91,388	\$88,944
Median HH Income	\$76,421	\$73,692	\$69,956

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 Langholz Wilson Ellis 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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