CRANBERRY TOWNSHIP **LAND AVAILABLE** 20660 ROUTE 19, CRANBERRY, PA 16066





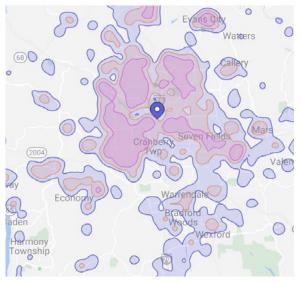


PROPERTY FEATURES:

- 1 acre ground lease available
- Signalized intersection
- 3.77 acre site
- Future development of four (4) buildings
- Over 32,000 vehicles daily
- 307.5K visits yearly (placer.ai)
- \$2.9B consumer spending in a 10 mile radius

CONTACT:

AJ PANTONI ajpantoni@hannacre.com 412-261-2200 ERIC J. LAMM elamm@hannacre.com 412-261-2200



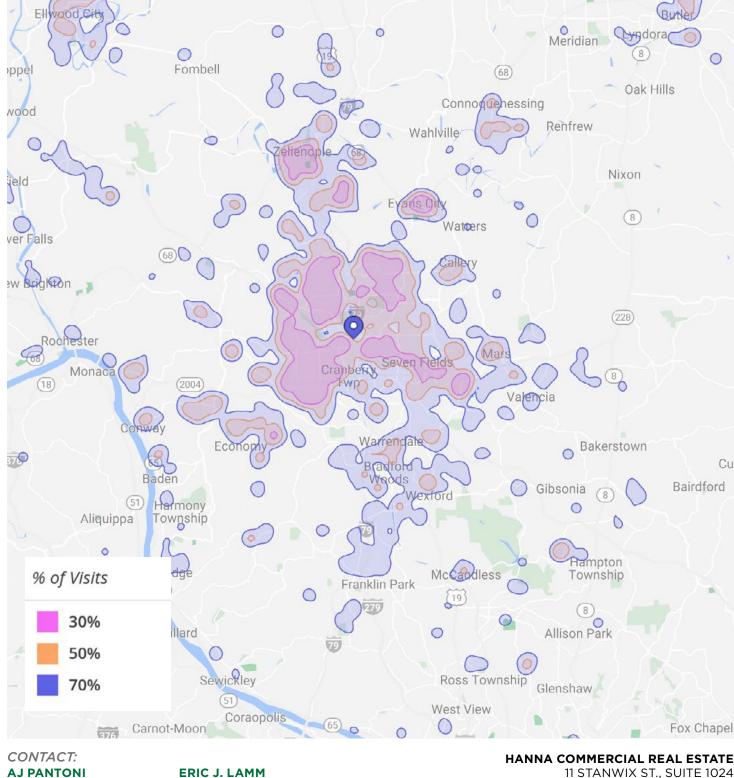
HANNA COMMERCIAL REAL ESTATE 11 STANWIX ST., SUITE 1024 PITTSBURGH, PA 15222 <u>HANNACRE.COM</u>

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 Commercial Real Estate 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.

CRANBERRY TOWNSHIP **LAND AVAILABLE** 20660 ROUTE 19, CRANBERRY, PA 16066



TRADE AREA & VISITOR MAP (placer.ai)



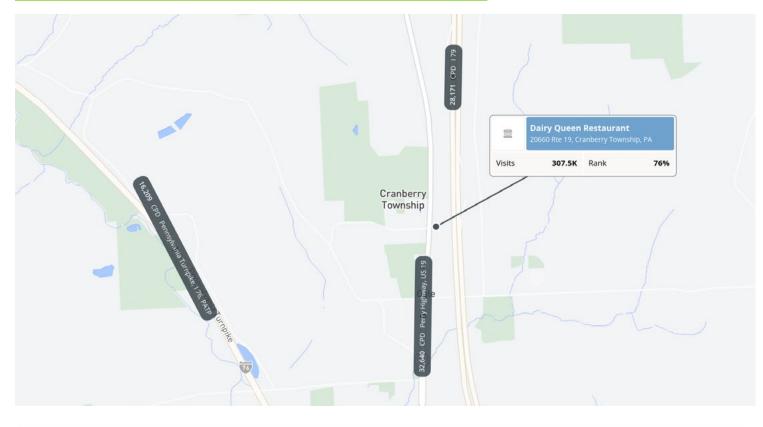
ajpantoni@hannacre.com 412-261-2200

elamm@hannacre.com 412-261-2200 IANNA COMMERCIAL REAL ESTATE 11 STANWIX ST., SUITE 1024 PITTSBURGH, PA 15222 HANNACRE.COM

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 Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undersirable material on or about the property.

CRANBERRY TOWNSHIP LAND AVAILABLE 20660 ROUTE 19, CRANBERRY, PA 16066





	30 % of Visits			🛑 50 % of Visits			🔵 70 % of Visits		
Overview									
Population	34,238			60,799			148,326		
Pop density (per sq mile)	1,814			1,627			1,273		
Area (sq mi) - based on Census Block Groups	18.87			37.36			116.53		
Households									
Households	14,044			25,627			61,133		
Family Households	9,542	(67.9%)	104	16,194	(63.2%)	97	38,063	(62.3%)	96
Non-Family Households	4,502	(32.1%)	92	9,433	(36.8%)	106	23,070	(37.7%)	108
Persons per Household	2.44		92	2.37		89	2.43		91

CONTACT:

AJ PANTONI ajpantoni@hannacre.com 412-261-2200

ERIC J. LAMM elamm@hannacre.com 412-261-2200 HANNA COMMERCIAL REAL ESTATE 11 STANWIX ST., SUITE 1024 PITTSBURGH, PA 15222

HANNACRE.COM

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 Commercial Real Estate 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.