



RETAIL SPACE FOR LEASE

Crossgates Shops, 3517-3539 Washington Road (Rt 19), McMurray, PA 15317



- 2,380 SF In-line space available
- Located at the intersection of Washington Road (Route 19) and Old Oak Road in McMurray/Peters Township
- 25,074 ADT along Washington Road (Route 19)

CONTACT

JAMES YARISH

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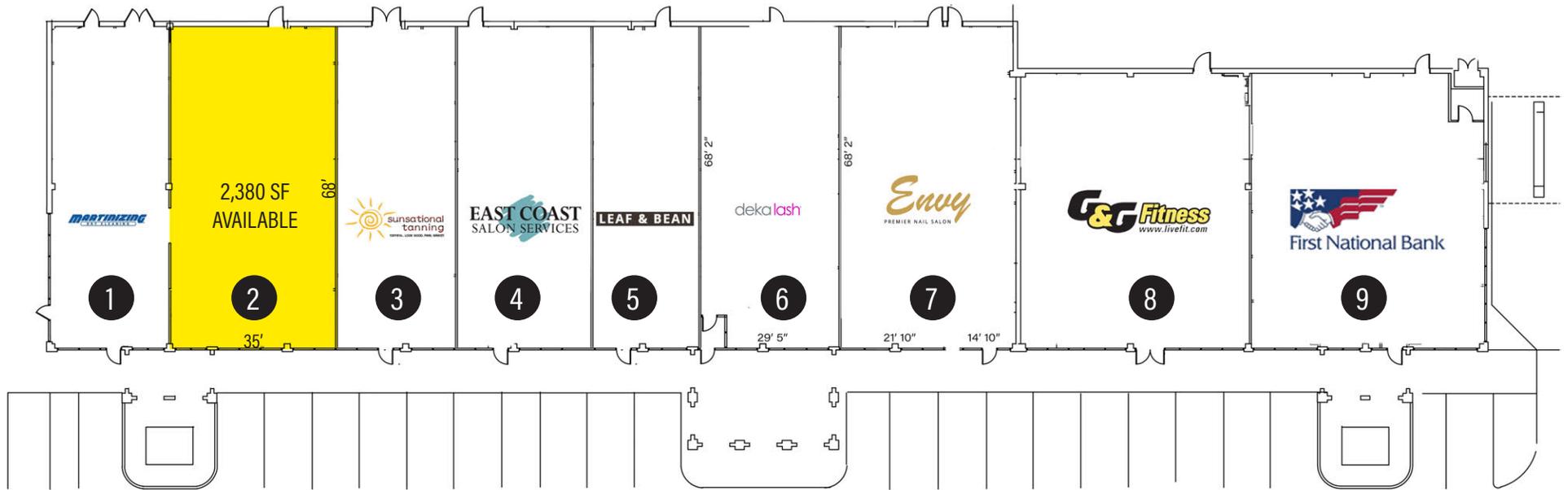
412.261.2200

CHAINLINKS
RETAIL ADVISORS

	1 MILE	3 MILE	5 MILE
EST POPULATION	4,482	29,449	83,990
EST HOUSEHOLDS	1,730	11,663	33,149
EST MED HH INCOME	\$132,443	\$114,136	\$108,697
EST AVG HH INCOME	\$99,927	\$81,687	\$80,113



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.



1	Martinizing Dry Cleaner	1,773
2	AVAILABLE	2,380
3	Sunsational Tan	1,737
4	East Coast Salon Services	1,954
5	Leaf & Bean Co.	1,562
6	Deka Lash	2,033
7	Envy Nails	2,555
8	G&G Fitness	2,898
9	First National Bank	2,877



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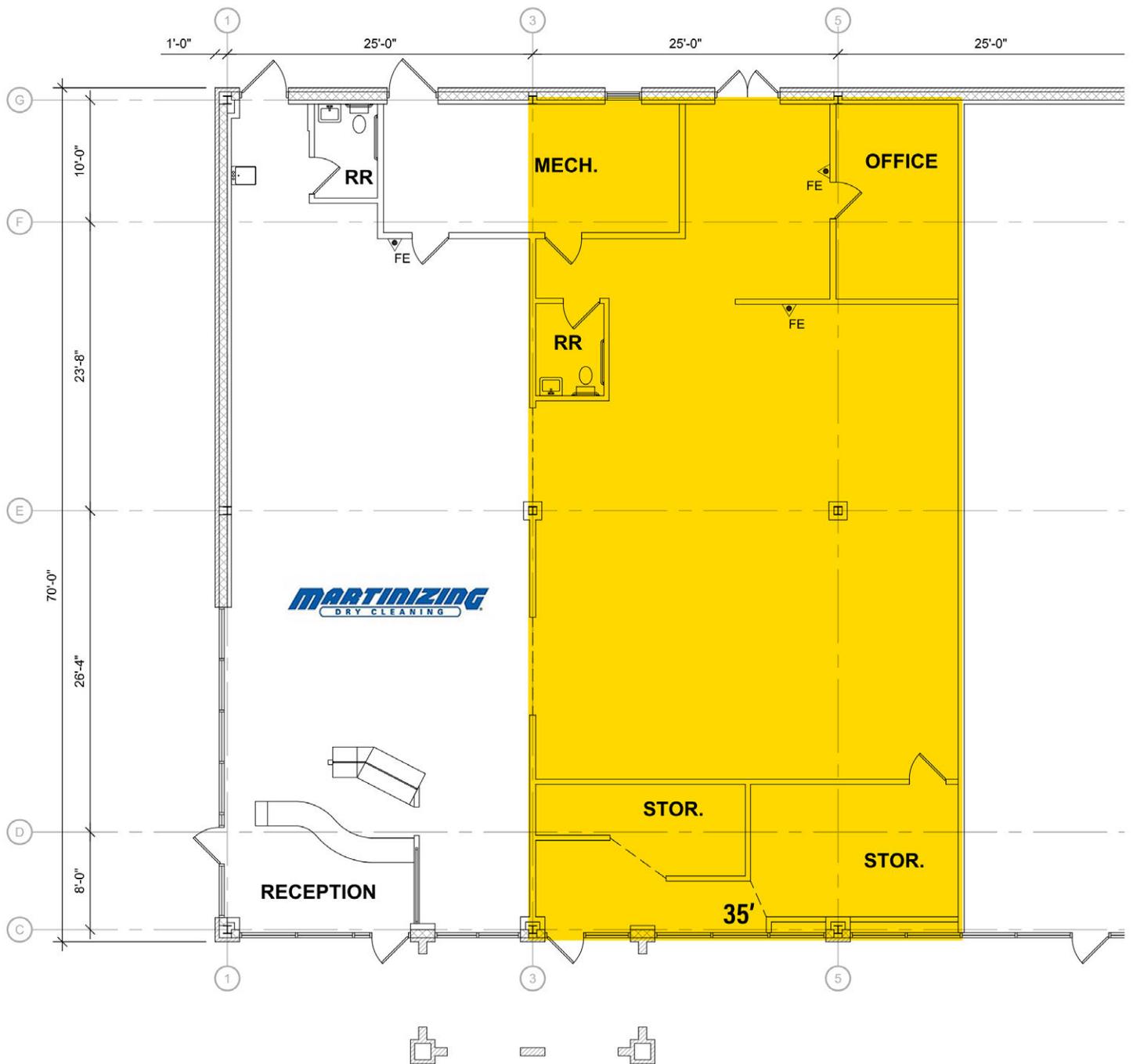
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