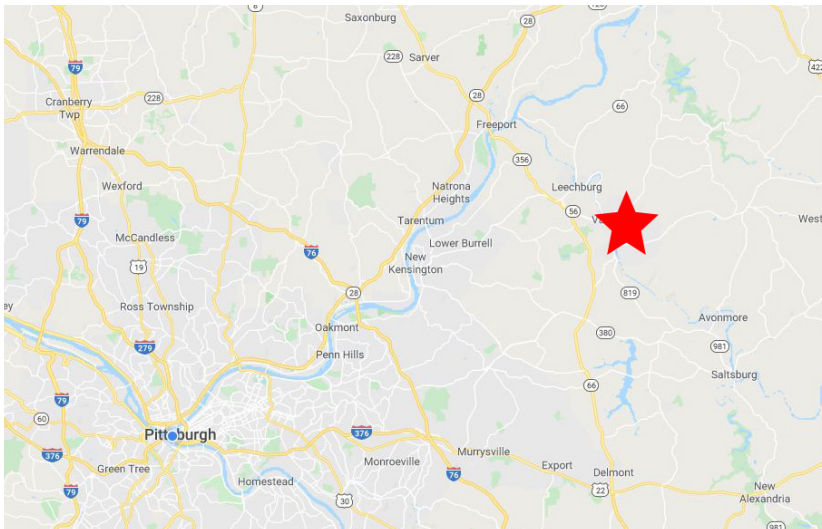




VANDERGRIFT AREA RETAIL FOR SALE OR LEASE

1022 Hancock Avenue, Vandergrift, PA 15690



12,000 SF retail space for lease

- 12,000 SF available for occupancy - 6,000 SF retail space & 6,000 SF of storage space in basement
- Located in the heart of Vandergrift
- On-site parking
- Two drive in doors
- Three phase power
- New roof
- ASKING PRICE: \$350,000

CONTACT

CATHY TRESKO

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412.261.2200



HANNA
LANGHOLZ WILSON ELLIS

	1 MILE	3 MILE	5 MILE
POPULATION	8,252	18,357	28,522
HOUSEHOLDS	3,593	7,932	12,251
AVERAGE HH INCOME	\$52,681	\$61,757	\$66,773
MED HH INCOME	\$41,508	\$47,025	\$51,078

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.