

OWNER/USER OPPORTUNITY

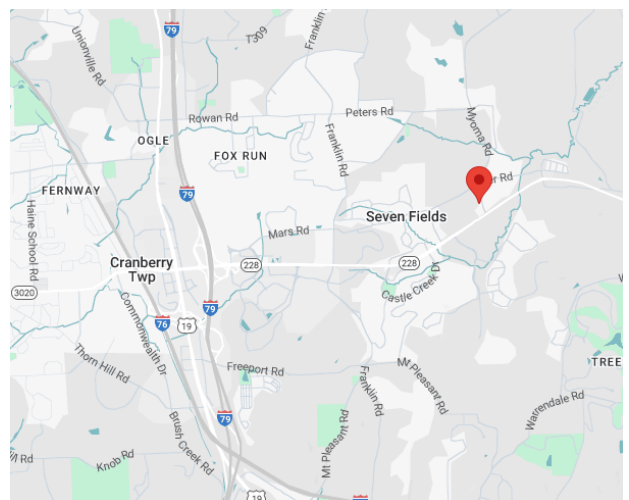
# FOR LEASE OR SALE

518 MYOMA ROAD, CRANBERRY, PA 16046



## PROPERTY FEATURES

- 2,800 RSF For Lease - 3rd floor - \$23/SF+ utilities
- Located on 2.06 acres
- Easy access to Rt 228, I-79 and PA Turnpike I-376
- 62 vehicle parking lot
- Standing Metal Seam Roof
- Elevator Building - ADA Compliant
- Sprinklered Building
- Offered at \$3,950,000
- Great owner/user opportunity



CONTACT:

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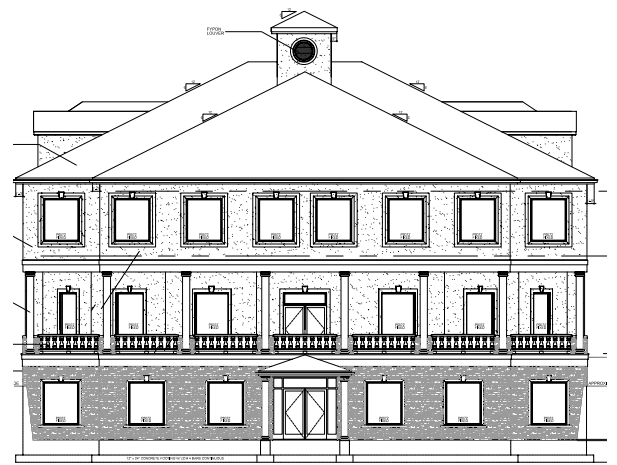
**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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FRONT ELEVATION (From Myoma Road)  
SCALE: 1/4" = 1'-0"

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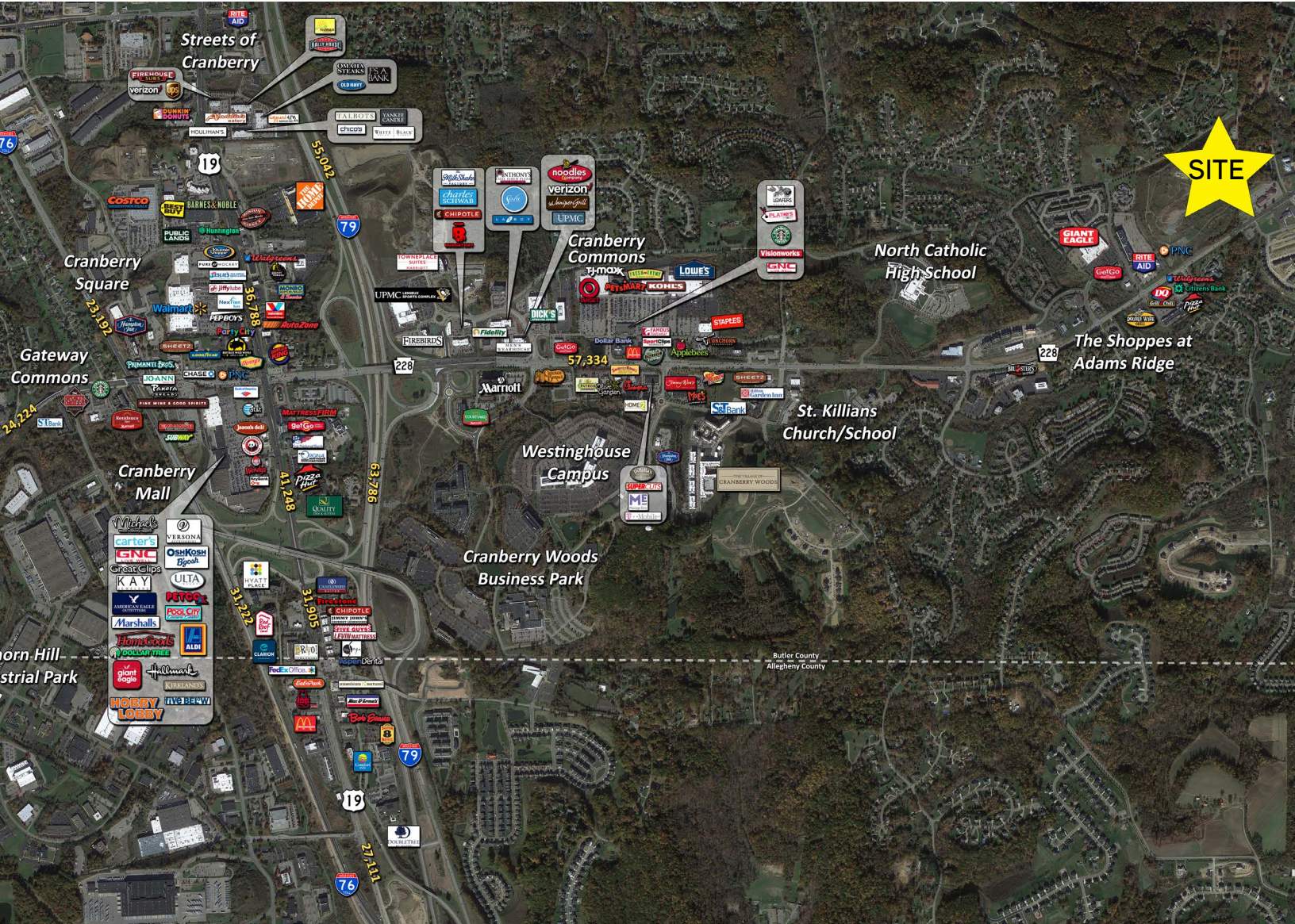
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## DEMOGRAPHIC OVERVIEW

	3 MILES	5 MILE	10 MILE
POPULATION	28,616	75,666	203,880
HOUSEHOLDS	10,482	28,289	79,575
AVERAGE HH INCOME	\$163,902	\$156,280	\$137,594
CONSUMER SPENDING	\$467.5M	\$1.2B	\$3.2B

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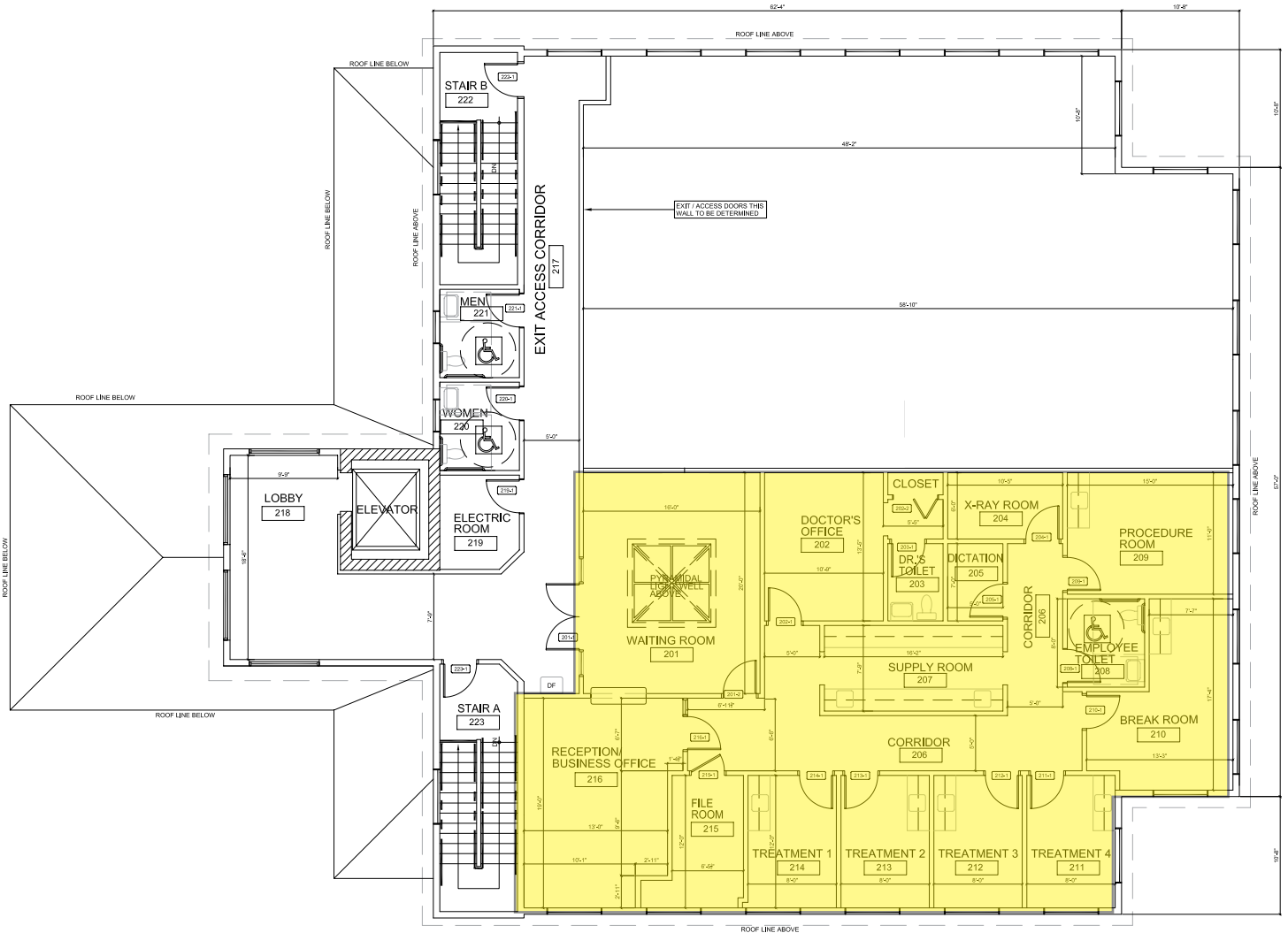
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THIRD FLOOR



2,800 RSF  
AVAILABLE

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