

AVAILABLE!



1740 Route 228 Cranberry Twp, PA 16066

- 3.71 acres site at the corner of Route 228 @ Cranberry Woods Drive
- Direct to site via Route 228 slip ramp
- All utilities to pad
- Property in front of Cranberry Woods/ Westinghouse Complex
- Inquiry with agent regarding financials

CRANBERRY TOWNSHIP

- ≈ One of the fastest growing communities in Western Pennsylvania ≈
- ≈ Prime location makes Cranberry so desirable - situated between two interstate highways, access is effortless ≈
- ≈ Cranberry is packed with amenities; restaurants of all kinds, banks, medical facilities, retail ≈
- ≈ Over 47,043 employees on a daily basis within 3 miles. ≈

CONTACT

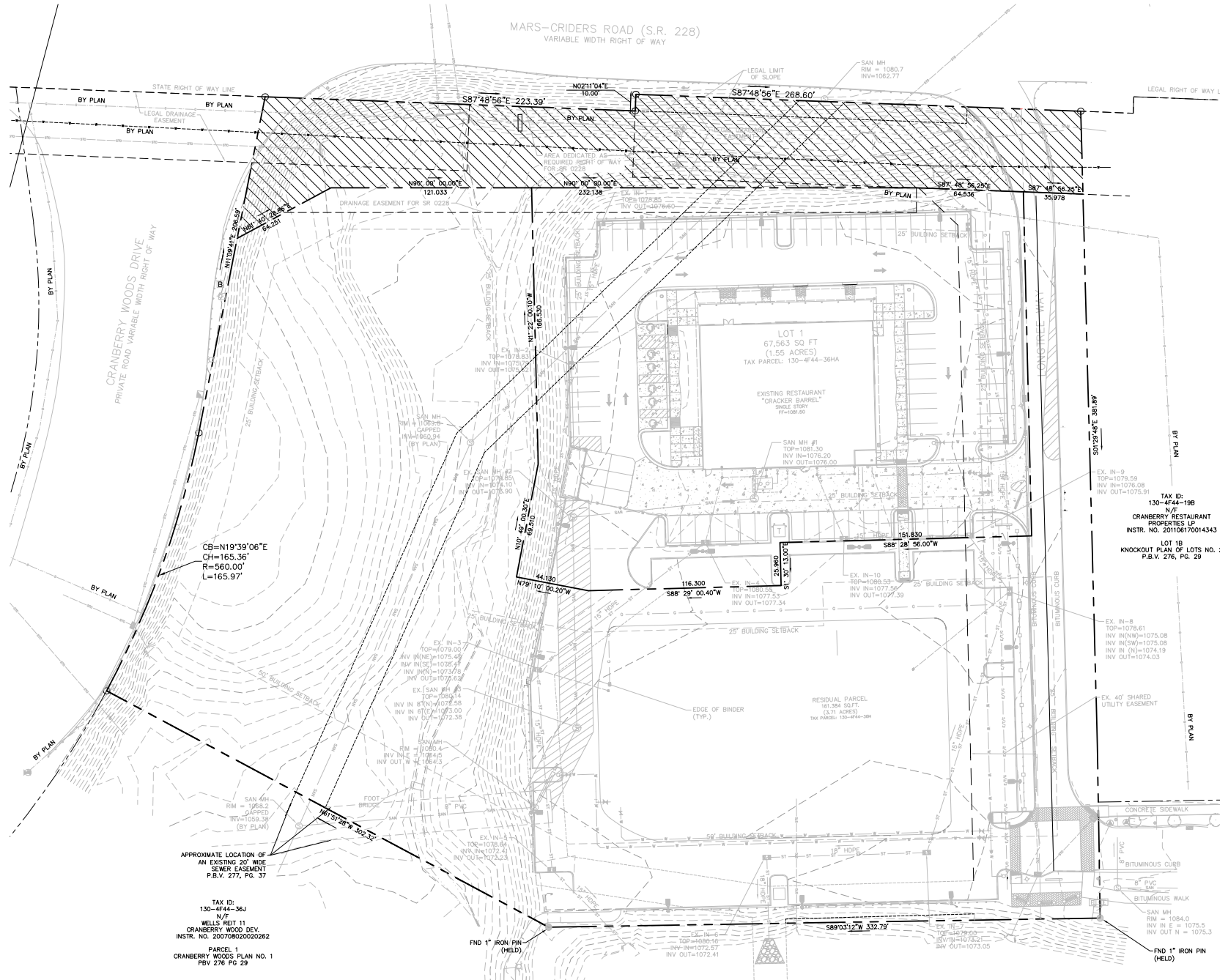
ERIC J. LAMM
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	1 MILE	3 MILE	5 MILE
EST POPULATION	3,764	33,679	74,993
EST HOUSEHOLDS	1,256	13,044	27,975
EST AVG HH INCOME	\$137,523	\$143,562	\$149,217
EST MEDIAN HH INCOME	\$114,830	\$112,292	\$115,844
DAYTIME POPULATION	7,397	47,043	83,950

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.

MARS-CRIDERS ROAD (S.R. 228)
VARIABLE WIDTH RIGHT OF WAY



TAX ID:
130-444-198
N/F
CRANBERRY RESTAURANT
PROPERTIES LP
INSTR. NO. 20106170014343
LOT 1B
KNOCKOUT PLAN OF LOTS NO. 1
P.B.V. 276, PG. 29

TAX ID:
130-444-36J
N/F
WELLS RD 11
CRANBERRY WOOD DEV.
INSTR. NO. 20078920002062
PARCEL 1
CRANBERRY WOODS PLAN NO. 1
PBV 276 PG 29



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