

# LAND FOR SALE

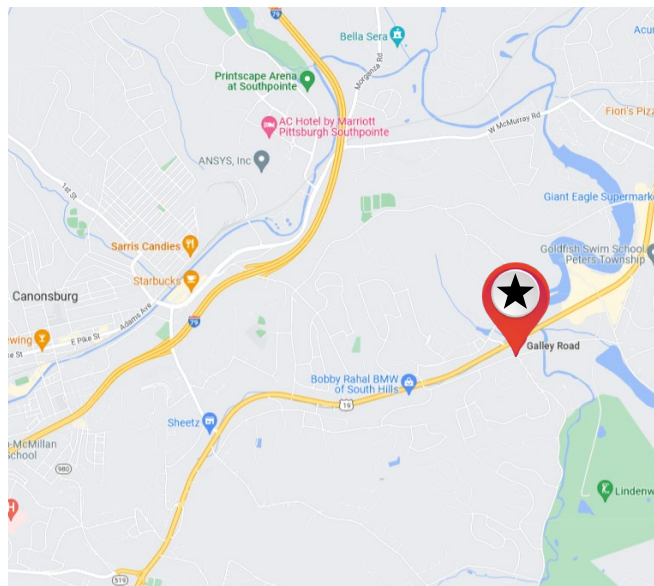
## NORTH STRABANE DEVELOPMENT OPPORTUNITY

RT. 19 FRONTAGE, GALLEY ROAD, WASHINGTON, PA 15317



### PROPERTY FEATURES:

- 4.36 total acres for sale with approximately 1.5 usable acres
- Asking Price: \$435,000
- Zoning: C1
- Adjacent to Guardian Self Storage
- All public utilities available
- 750 ft of frontage along Rt. 19
- Excellent opportunity for professional offices, day care, dental, small business
- Traffic Counts: 26,689 cars daily



CONTACT:

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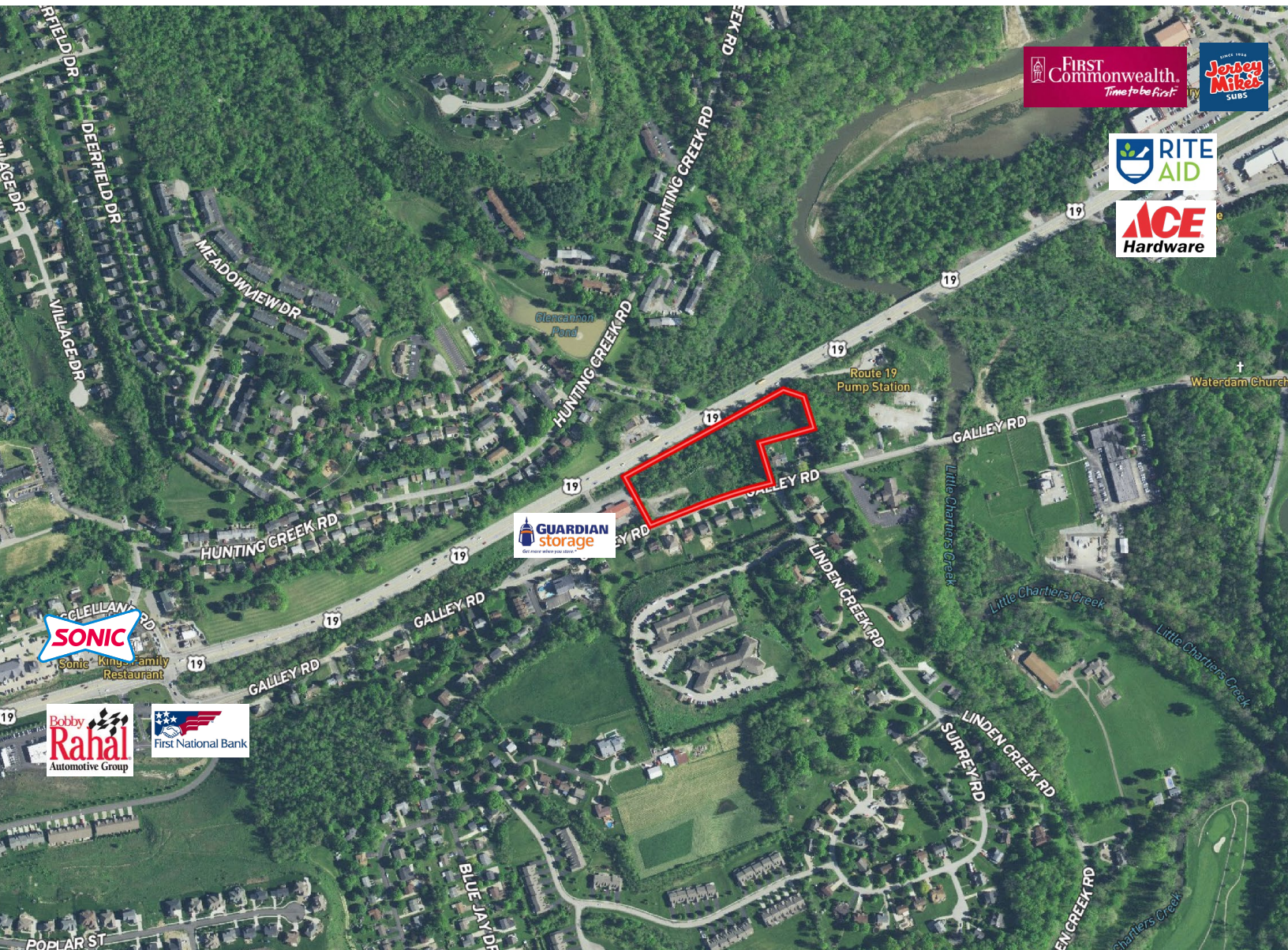
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## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	29,910	65,409	245,021
AVG. HH INCOME	\$111,237	\$117,959	\$107,665
HOUSEHOLDS	12,290	26,380	100,949
CONSUMER SPENDING	\$443,720,548	\$995,419,407	\$3,573,637,183

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