

# LAND AVAILABLE FOR SALE OR LEASE



3906 WASHINGTON ROAD, MCMURRAY, PA 15317 - PETERS TOWNSHIP



## PROPERTY HIGHLIGHTS

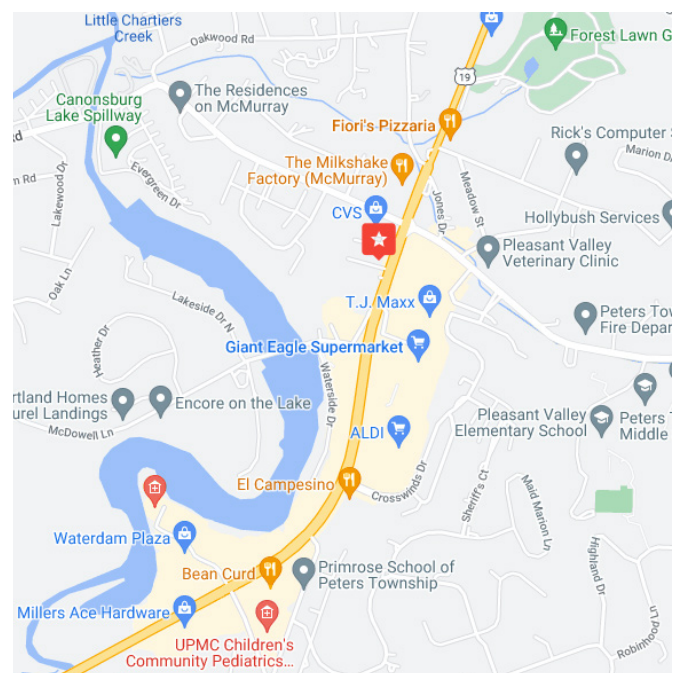
- 2.4 total acres for sale or lease
- 205 ft of frontage along Washington Road
- Zoning: GC - General Commercial
- Located opposite Donaldson's Crossroads Shopping Center
- All public utilities available
- Excellent opportunity for convenience store, banking, restaurant, retail
- Traffic Counts: 26,995 cars daily

### CONTACT:

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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.



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DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	29,410	83,326	315,553
AVG. HH INCOME	\$127,883	\$124,409	\$105,365
MEDIAN HH INCOME	\$98,543	\$97,405	\$81,758
HOUSEHOLDS	11,514	32,990	132,952
CONSUMER SPENDING	\$458.3M	\$1.3B	\$4.6B

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