

MURRYSVILLE / ROUTE 22 LAND FOR LEASE

WILLIAM PENN HWY., MURRYSVILLE, PA 15668

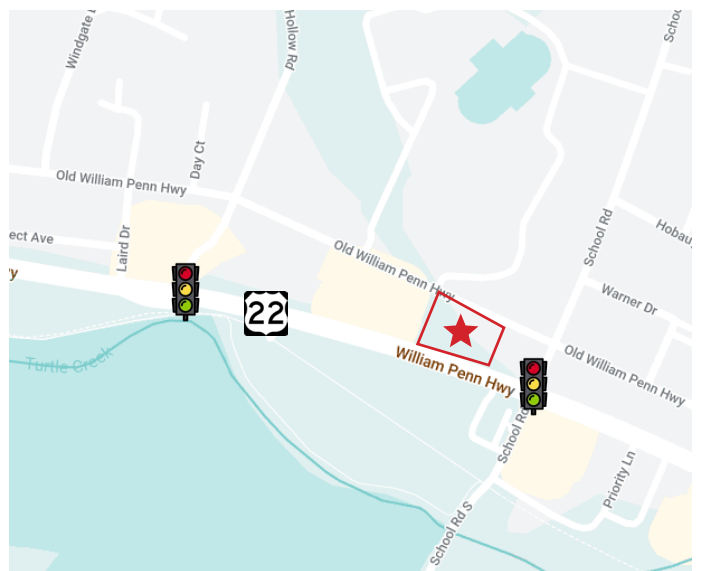


3 acres
33,091 CARS DAILY

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	20,340	64,420	279,050
AVG. HH INCOME	\$124,904	\$107,936	\$83,776
HOUSEHOLDS	8,190	26,069	120,723
CONSUMER SPENDING	\$316.3M	\$939.3M	\$3.7B

PROPERTY HIGHLIGHTS

- 3 acres of land available for ground lease
- Great opportunity for development along the highly trafficked Route 22
- Contiguous to Franklin Plaza, Village of Murrysville, and Creekside Shoppes
- Join nearby retailers like Market District, Shop 'n Save, Sheetz, GetGo, Walgreens, PNC Bank, Dollar Bank, Med Express, Panera and many more
- Over 33,000 cars pass the site daily



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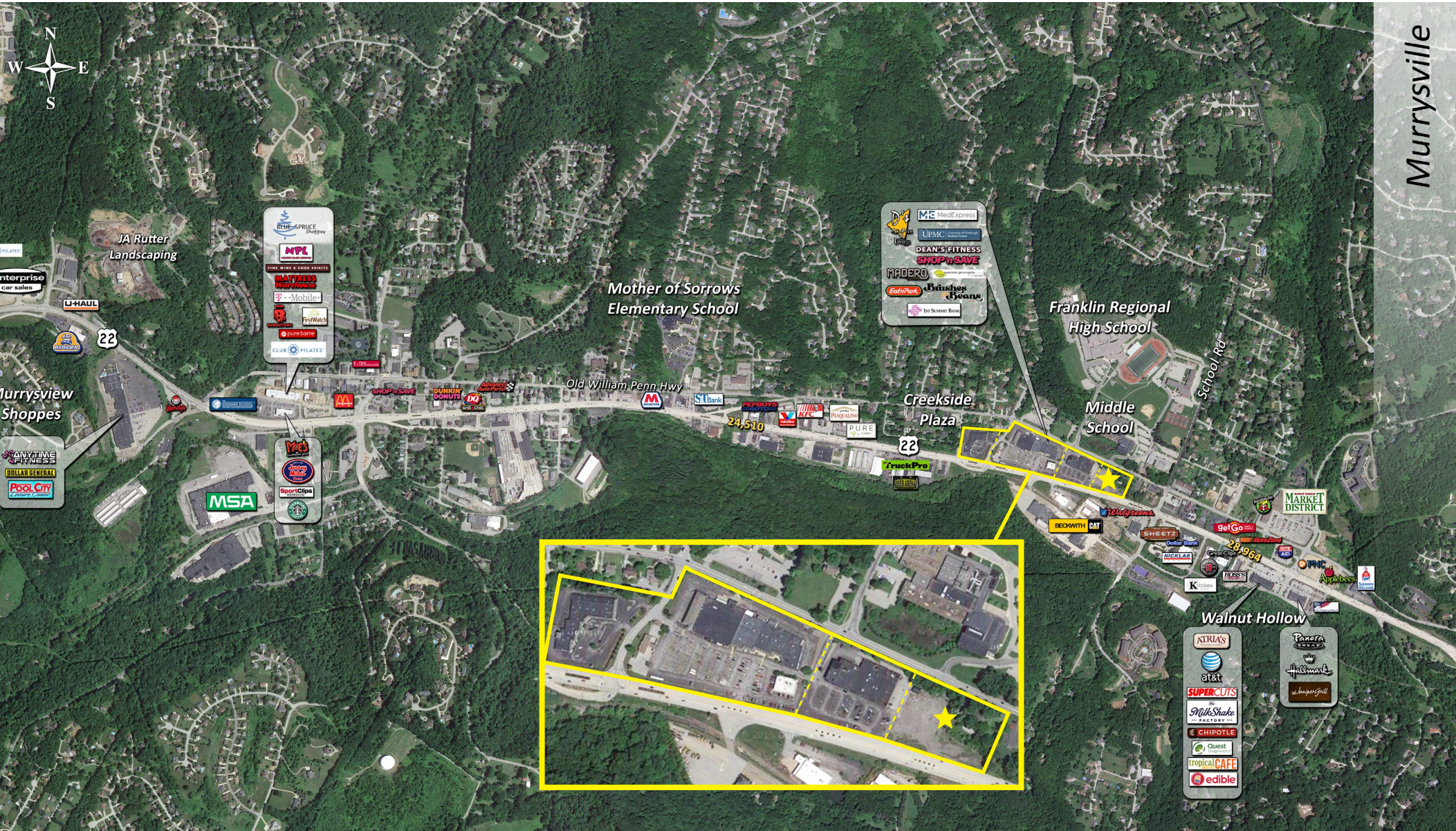
A MEMBER OF
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RETAIL ADVISORS

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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.

MURRYSVILLE LAND FOR GROUND LEASE

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