

# 11.1 ACRES FOR SALE - ROUTE 8

6227-6229 WILLIAM FLYNN HWY./ROUTE 8, VALENCIA, PA 16059



<b>ACRES</b>	11.1 acres of land with 875 ft. of frontage
<b>ZONING</b>	CC - Community Commercial (most commercial uses permitted)
<b>PARCELS</b>	2382-J-00389, 2382-J-00381 & 2382-J-389-T1
<b>LOCATION</b>	2.2 Miles to Route 228 4 Miles to PA Turnpike / Butler Valley 4 Miles to Gibsonia
<b>NOTES</b>	Income producing Cell Tower Lease valued at \$400,000  Existing 700 SF Industrial Building
<b>PRICE</b>	\$1,100,000

<b>DEMO SNAPSHOT</b>	3 MILE	5 MILE	10 MILE
<b>POPULATION</b>	14,316	42,780	198,552
<b>HOUSEHOLDS</b>	5,794	16,464	77,981
<b>AVG HH INCOME</b>	\$136,369	\$142,741	\$136,560
<b>CONSUMER SPENDING</b>	\$223.9M	\$670.1M	\$3.1B



## FOR MORE INFORMATION, CONTACT:

**AJ PANTONI** ajpantoni@hannacre.com • 412-261-7134

## HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

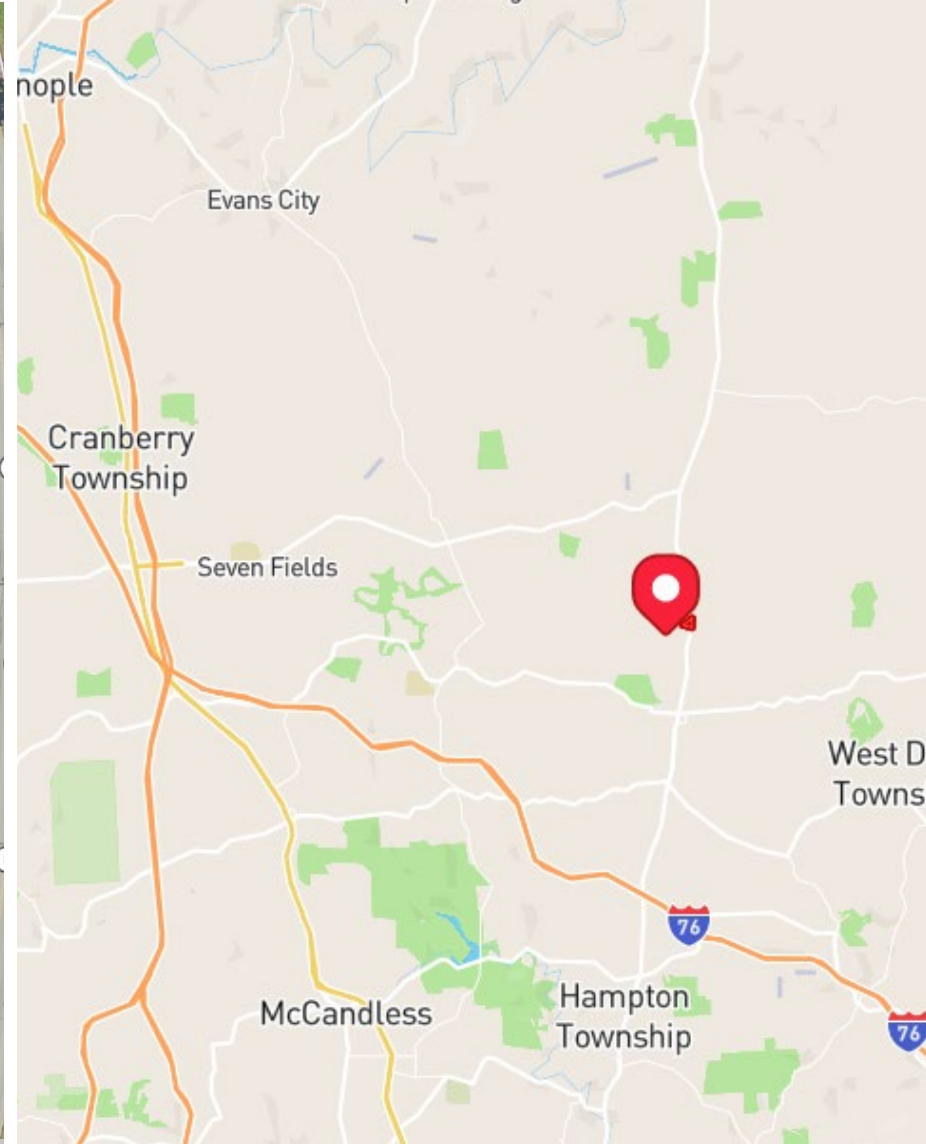
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