

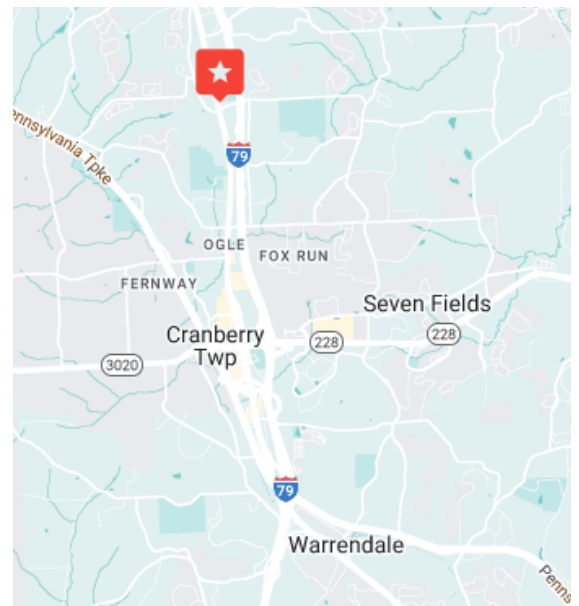
FREESTANDING BUILDING WITH DRIVE THRU
RETAIL FOR LEASE

20940 RT. 19, CRANBERRY TOWNSHIP, PA 16066



PROPERTY HIGHLIGHTS

- ± 1,400 SF building on 1.42 acres
- Full, directional access via signalized intersection of Rt. 19 (34,102 CPD) & N. Boundary Road
- Area businesses include Manheim Auto Auction, Howard Hanna, Tractor Supply, Sheetz, North Park Clubhouse, Ron Lewis Alfa Romeo and more
- Existing drive-thru opportunity
- Zoned Commercial with many permitted uses including: financial institutions, retail stores, coffee shops, medical offices and restaurants



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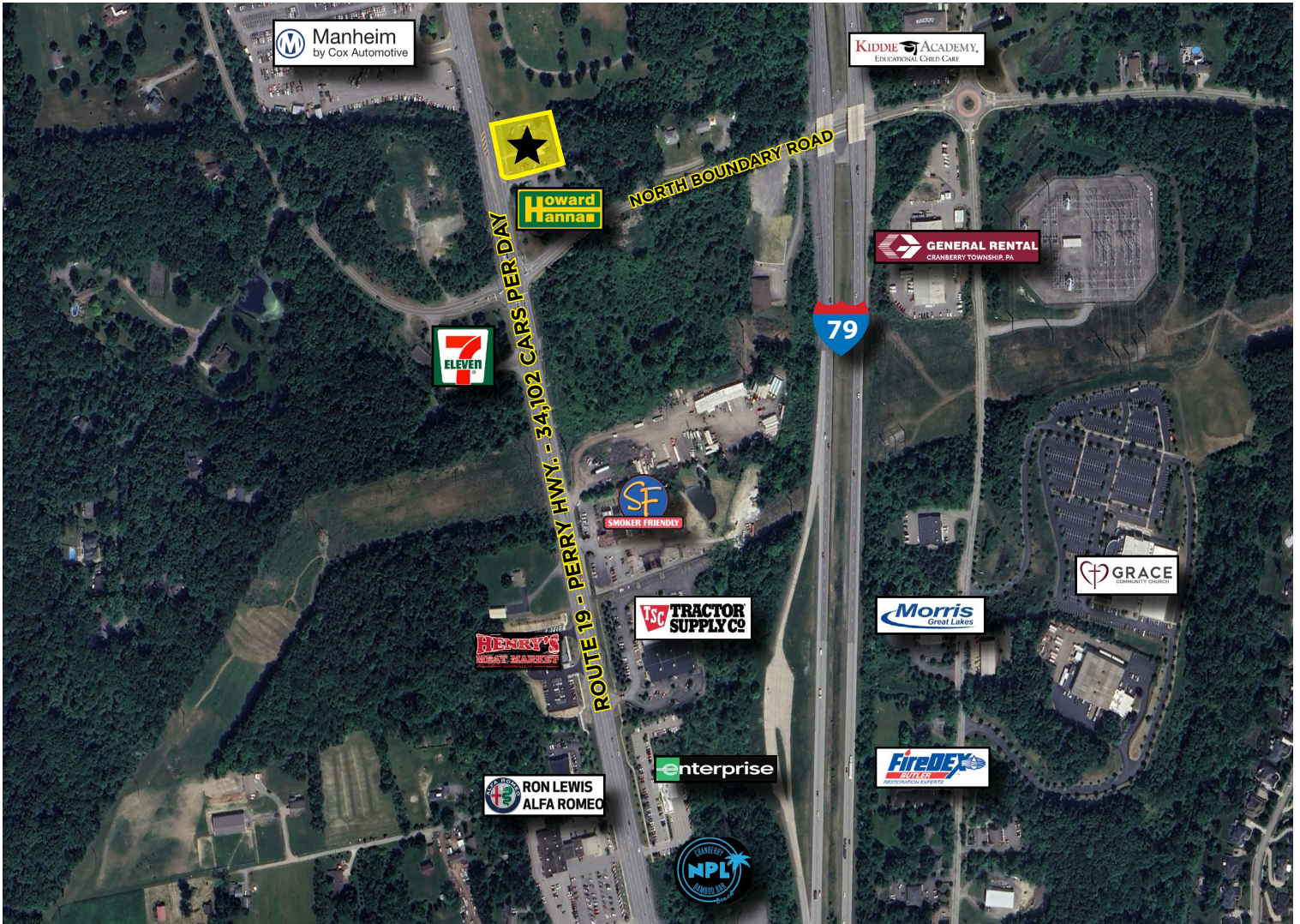
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HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
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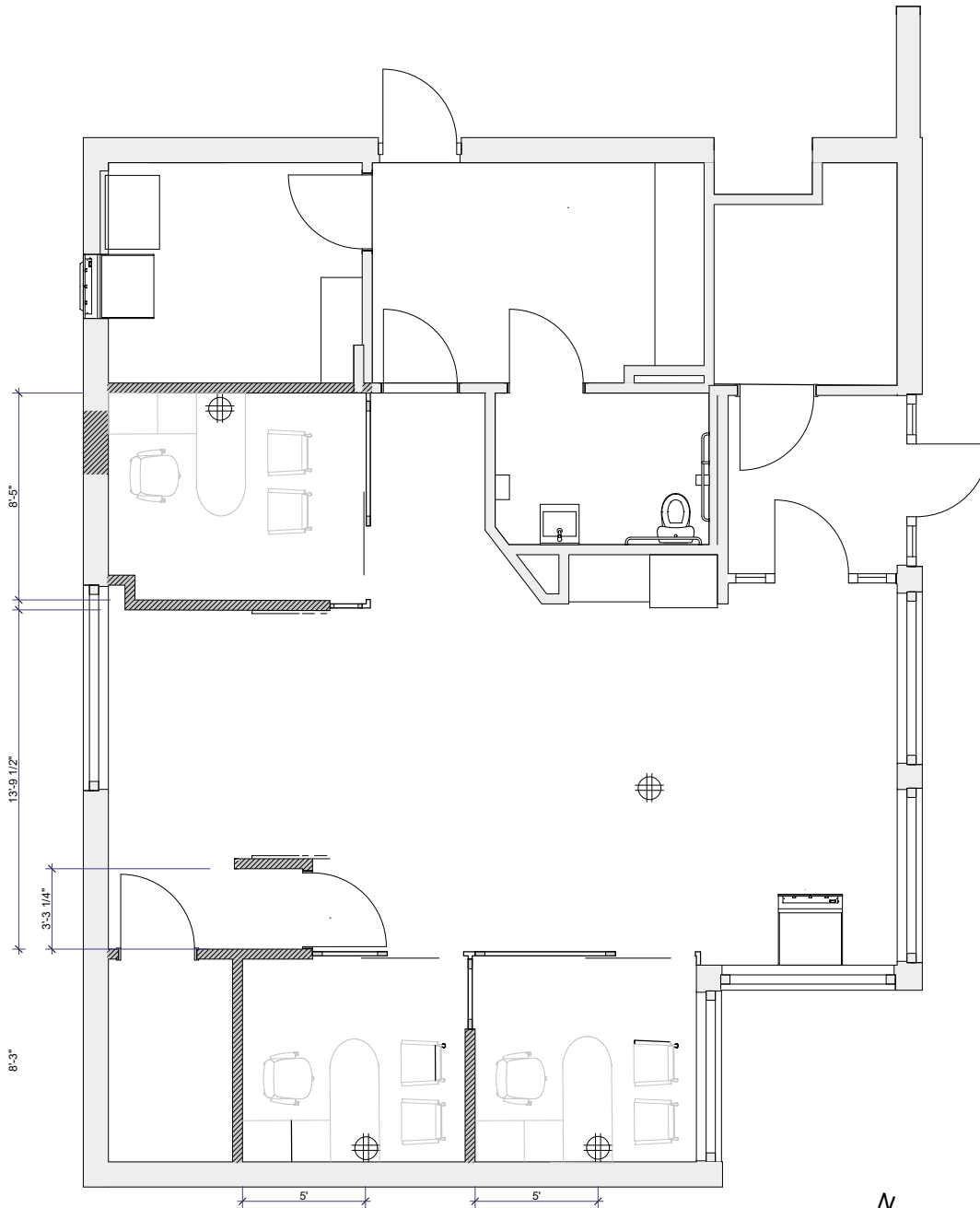
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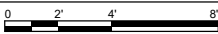
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First Floor Plan

SCALE: 1/4" = 1'-0"



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,647	29,728	64,233
AVG. HH INCOME	\$171,529	\$140,689	\$134,989
HOUSEHOLDS	1,240	10,799	24,495
CONSUMER SPENDING	\$60.1M	\$456.7M	\$1B

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