

WASHINGTON REDEVELOPMENT LAND FOR SALE

1200 WASHINGTON ROAD, WASHINGTON, PA 15301

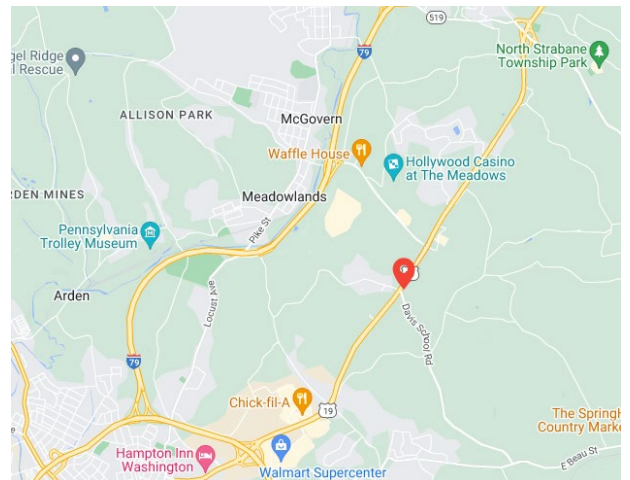


**REDUCED ASKING PRICE:
\$1,550,000**



PROPERTY HIGHLIGHTS

- 19+ Acre Redevelopment Site
- Zoned Commercial
- Great location near Racetrack Road
- Over 20,000 vehicles pass by daily
- Abundant nearby retail amenities



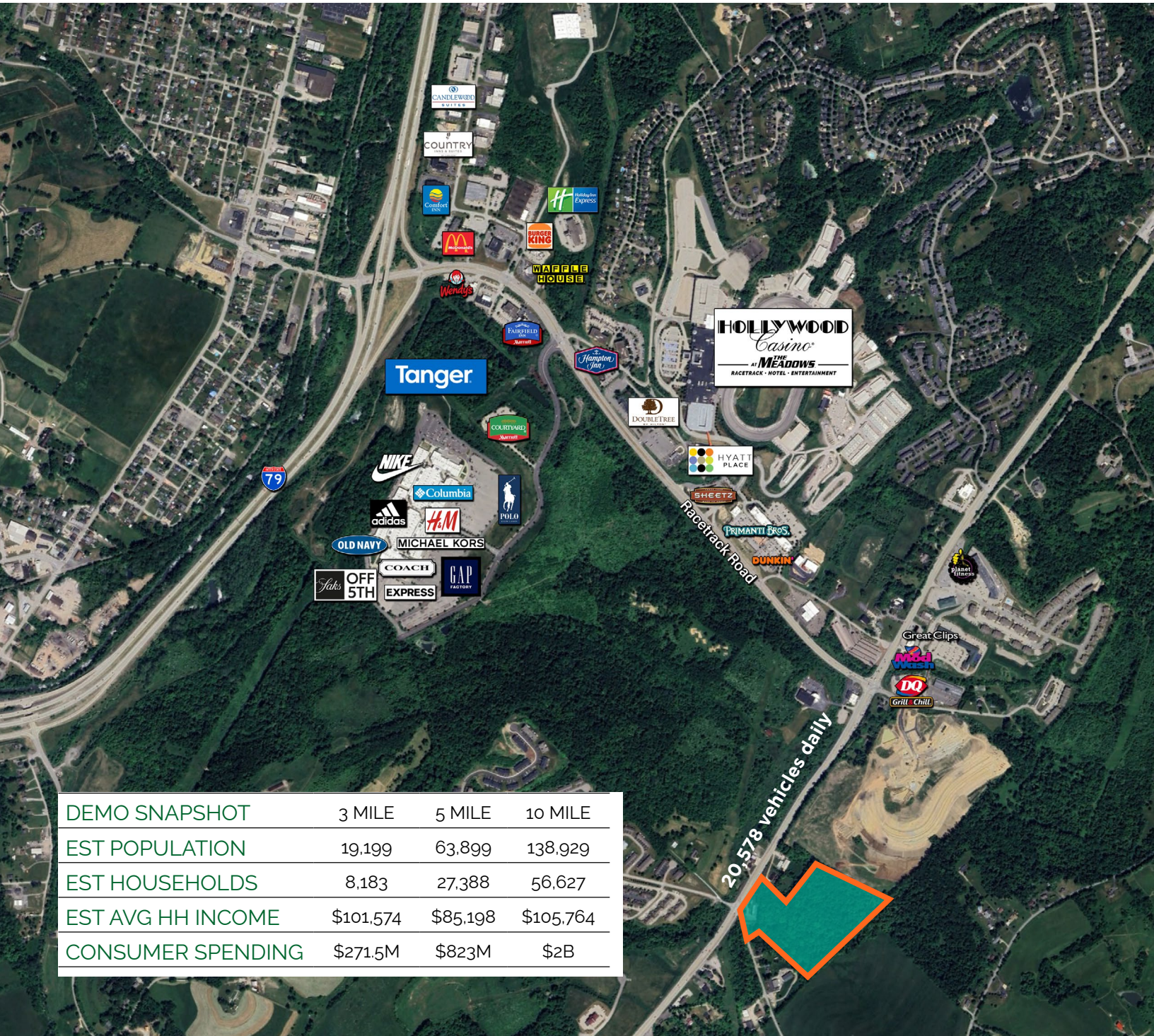
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HANNA COMMERCIAL REAL ESTATE
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial 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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| DEMO SNAPSHOT | 3 MILE | 5 MILE | 10 MILE |
|-------------------|-----------|----------|-----------|
| EST POPULATION | 19,199 | 63,899 | 138,929 |
| EST HOUSEHOLDS | 8,183 | 27,388 | 56,627 |
| EST AVG HH INCOME | \$101,574 | \$85,198 | \$105,764 |
| CONSUMER SPENDING | \$271.5M | \$823M | \$2B |

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