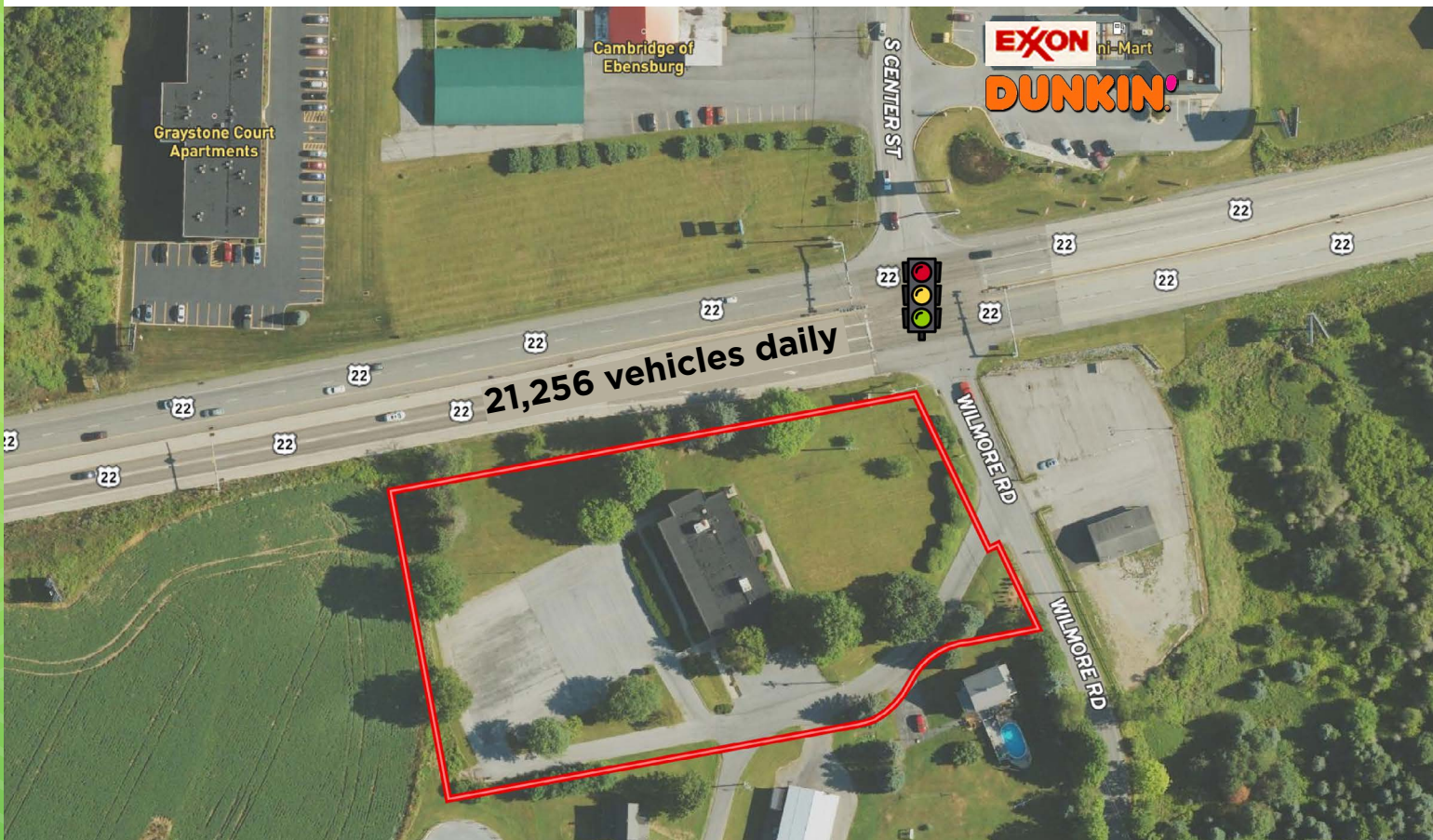


REDEVELOPMENT OPPORTUNITY FOR SALE

118 EBONY ROAD, EBENSBURG, PA 15931



OFFERING:

- 2.7 acres with 444 ft of frontage on route 22
- At a signaled intersection
Route 22 @ S. Center St/ Wilmore Rd.
- Level and sits above Route 22:
Great visibility from both directions
- The site currently has 14,000 SF 3-story medical office building and parking lot
- Zoned Highway Commercial (formerly C-3)
- Traffic counts: 21,250+ vehicles daily

\$1,200,000

ASKING PRICE

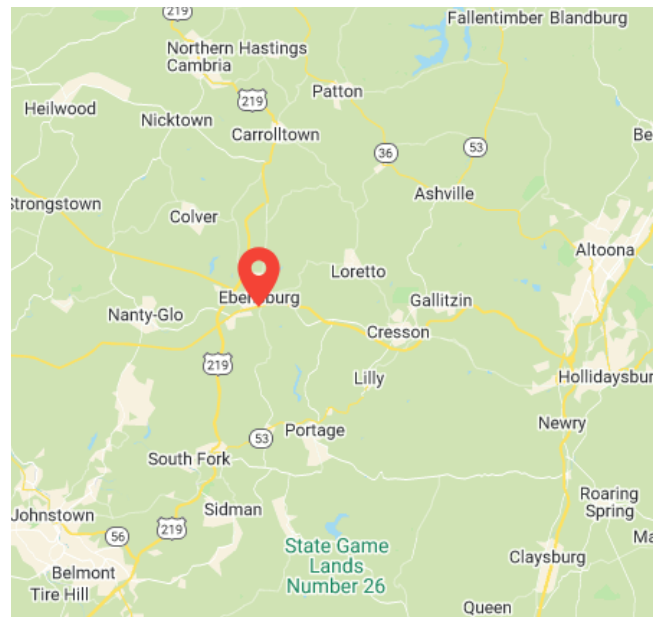
FOR MORE INFO, CONTACT:

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412-261-2200

BRENDAN MCMANUS

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HANNA COMMERCIAL REAL ESTATE

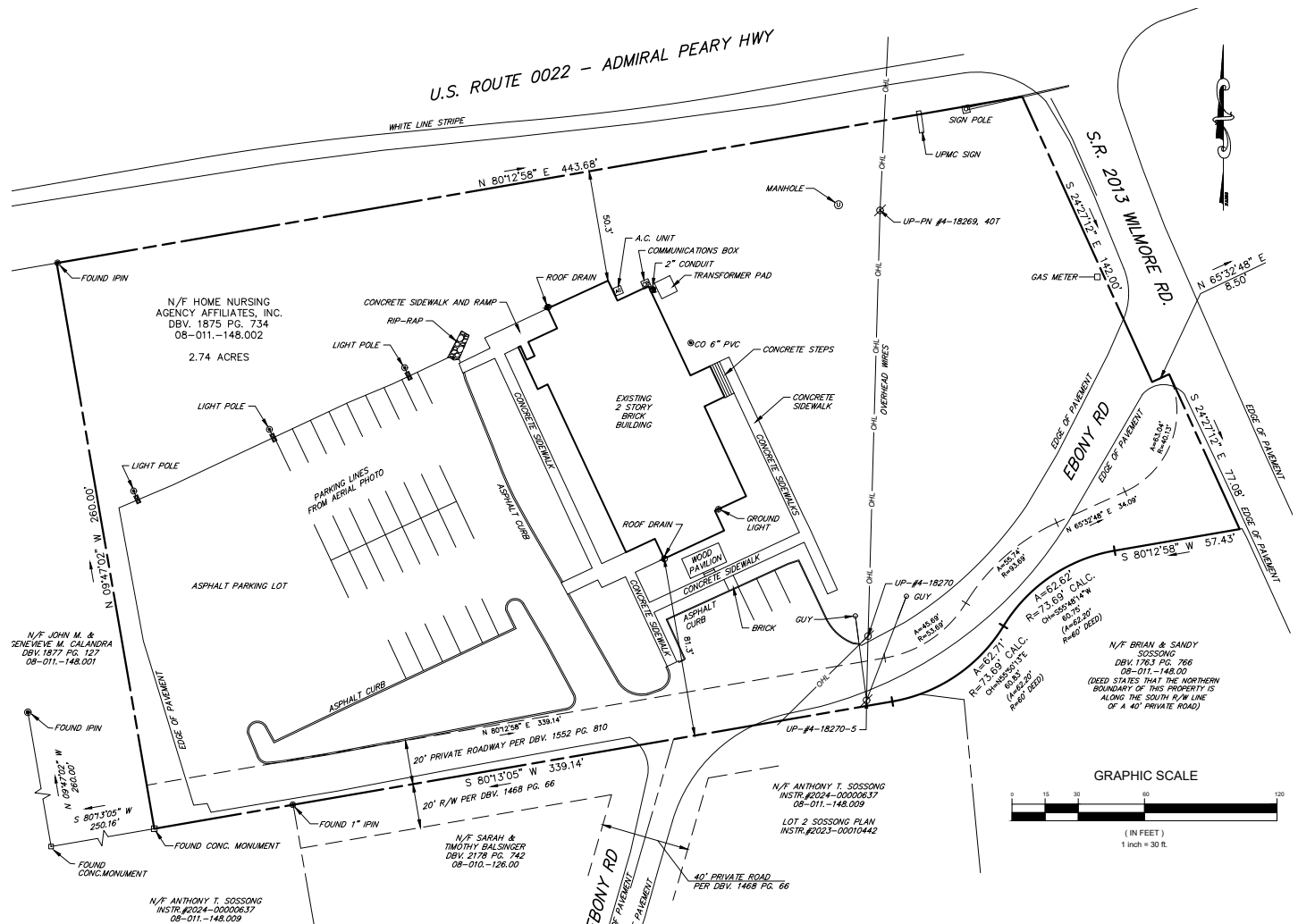
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222

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DEMO SNAPSHOT	3 MILE	5 MILE	10 MILE
EST POPULATION	6,970	10,180	47,516
EST HOUSEHOLDS	2,635	3,536	17,237
EST AVG HH INCOME	\$81,407	\$84,328	\$74,584

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