

Available for Sale or Lease



449 Washington Road | Washington, PA 15301



Highlights

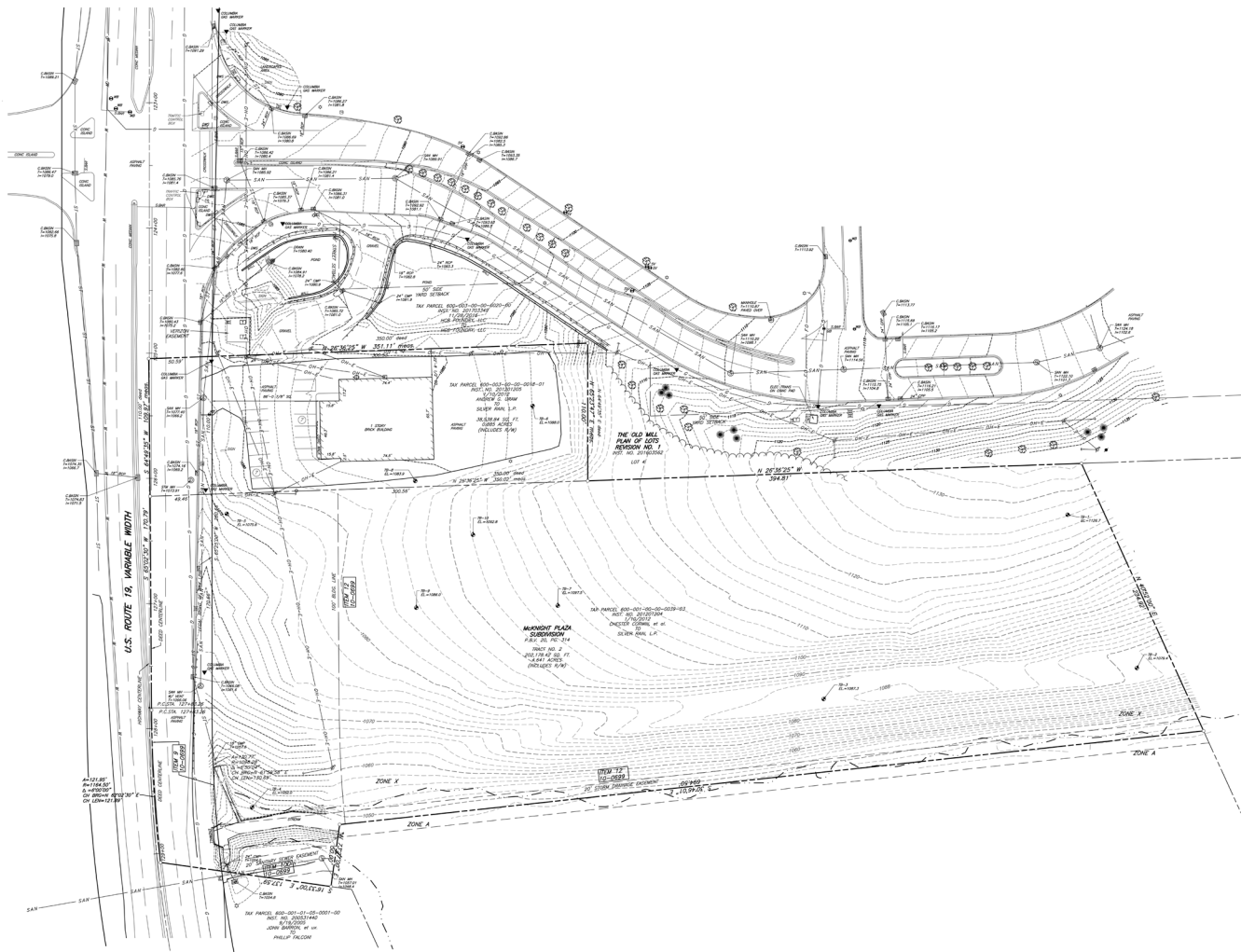
- 5.5 AC
- 280' frontage on Route 19
- Located in the heart of the Washington PA retail corridor
- Excellent access to I-79 and I-70
- Adjacent to the Old Mill Shopping Center

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Jones Lang LaSalle Americas, Inc.

Site plan



2023 Demographics	3-miles	5-miles	7-miles
Population	30,986	54,465	83,119
Daytime Population	39,810	62,612	91,556
Households	13,738	23,696	35,645
Average Household Income	\$89,813	\$94,675	\$100,683

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This aerial map displays a commercial district in Northwest, centered around the intersection of Washington Rd and Strabane Square. A red box labeled "SITE" is located on Washington Rd, with a nearby traffic volume of 26,227 AADT. The map is overlaid with numerous business logos, categorized by their proximity to the site. Major roads shown include Dwight D. Eisenhower Hwy (I-79), Washington Rd, Strabane Square, and Raymond P. Shafer Hwy. A compass rose in the bottom right corner indicates North.

Businesses near the Site:

- Top Right:** Olive Garden, Chick-fil-A, Mac's, Mac Love, Zouji, Chipotle Mexican Grill, Walnut Grill.
- Right:** Subway, Jimmy John's, Taco Bell, Outback Steakhouse, Oil & Gas Safety Supply, Pool City Leisure Center, Tractor Supply Co., Gabe's.
- Bottom Right:** Crumbl Cookies, Moe's Southwest Grill, Sam's Club, Fusion, Verizon, Petco, Walmart, Panera Bread, Dickey's Barbecue Pit, Sally Beauty, Barbara's Hallmark, Famous Footwear, Just Food For Dogs, GameStop, Fine Wine & Good Spirits, Dollar Tree, Ritas.
- Bottom:** Krispy Kreme, Cacker Barrel, Dollar Bank, Red Lobster, Plaza Azteca, Springhill Suites by Marriott, Aldi, WesBanco, Applebee's, McDonald's.
- Center:** Washington Financial Bank, Waffle House.
- Left of Center:** Firestone, Popeyes, Staples, Harbor Freight, Grand China Buffet, Eat'n Park, Bob Evans, Dunkin', Pep Boys, Monro Auto Service & Tire Centers, Coen, KFC, Enterprise.
- Top Left:** Five Guys, Hobby Lobby, Sportsman's Warehouse, Buffalo Wild Wings, Five Below, Anytime Fitness, Valley Pool & Spa.
- Far Left:** Lowe's, Starbucks, Target, OfficeMax, Michaels, Texas, The Home Depot, Big Lots, Domino's, Hampton by Hilton, PAPA JOHN'S.