




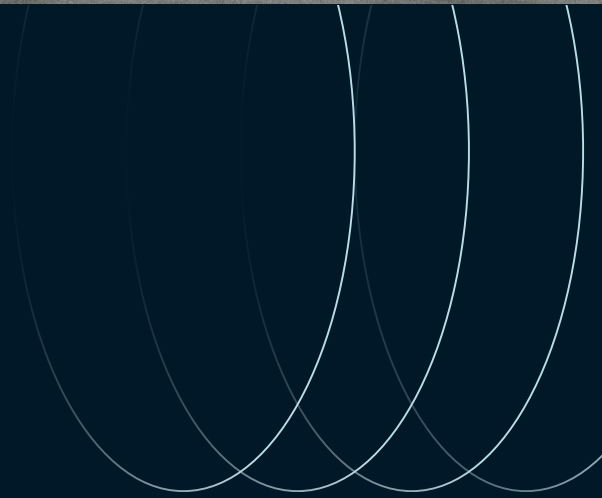
*Conceptual design

Dunn

For Lease

3550 Washington Road | McMurray, PA 15317

 **JLL** SEE A BRIGHTER WAY



Property highlights



Property overview

- Parcel is 0.55 AC useable
- Existing building is 1,680 SF with utilities
- Zoning C-2
- Great visibility along Rt 19
- Frontage is 160'
- Established commercial corridor
- Flexible development options - Ground Lease or Build to Suit opportunities

POPULATION

| 1-Mile | 3-Miles | 5-Miles |
|--------------|---------------|---------------|
| 6,401 | 30,845 | 84,257 |

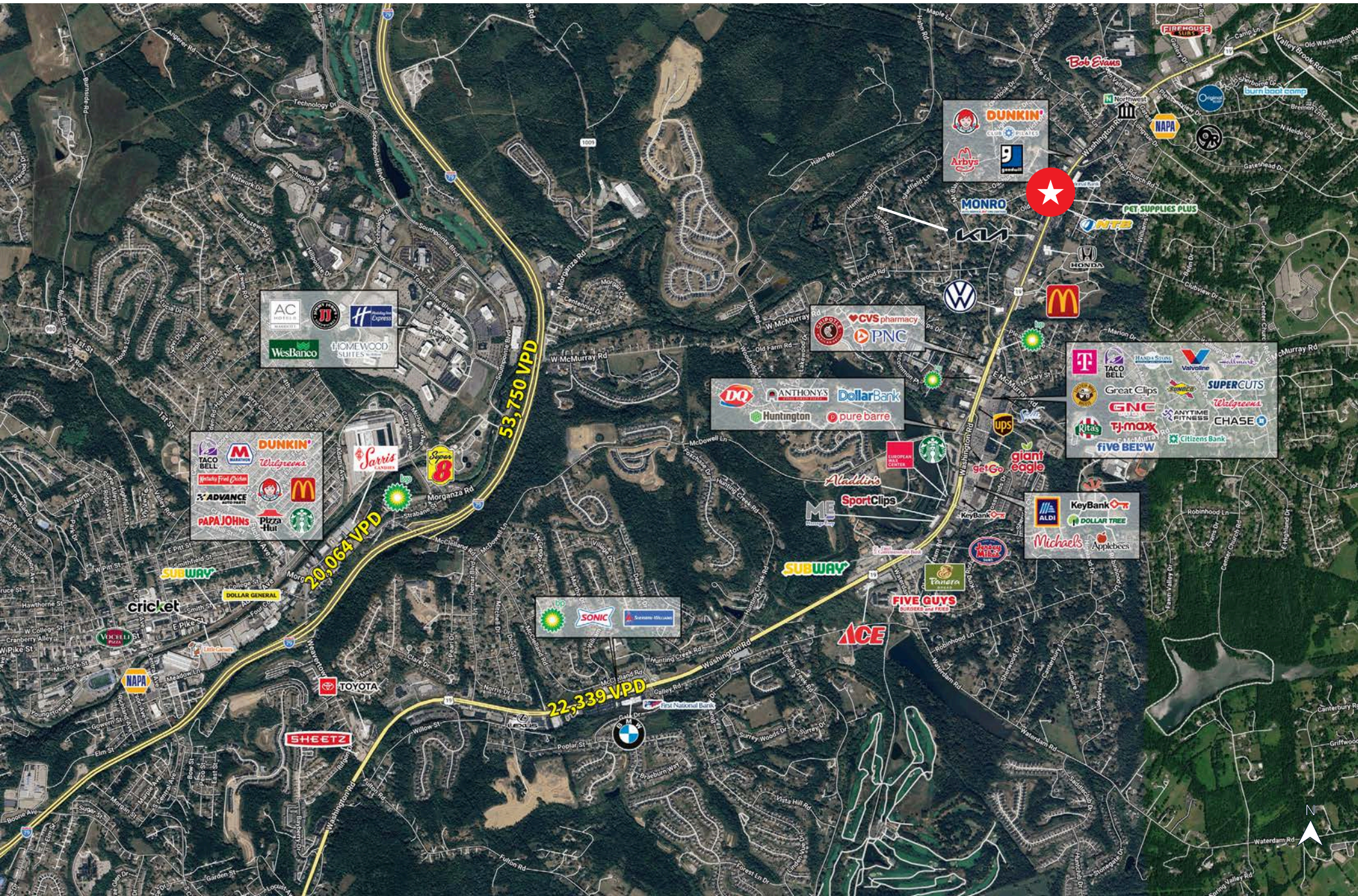
AV HH INCOME

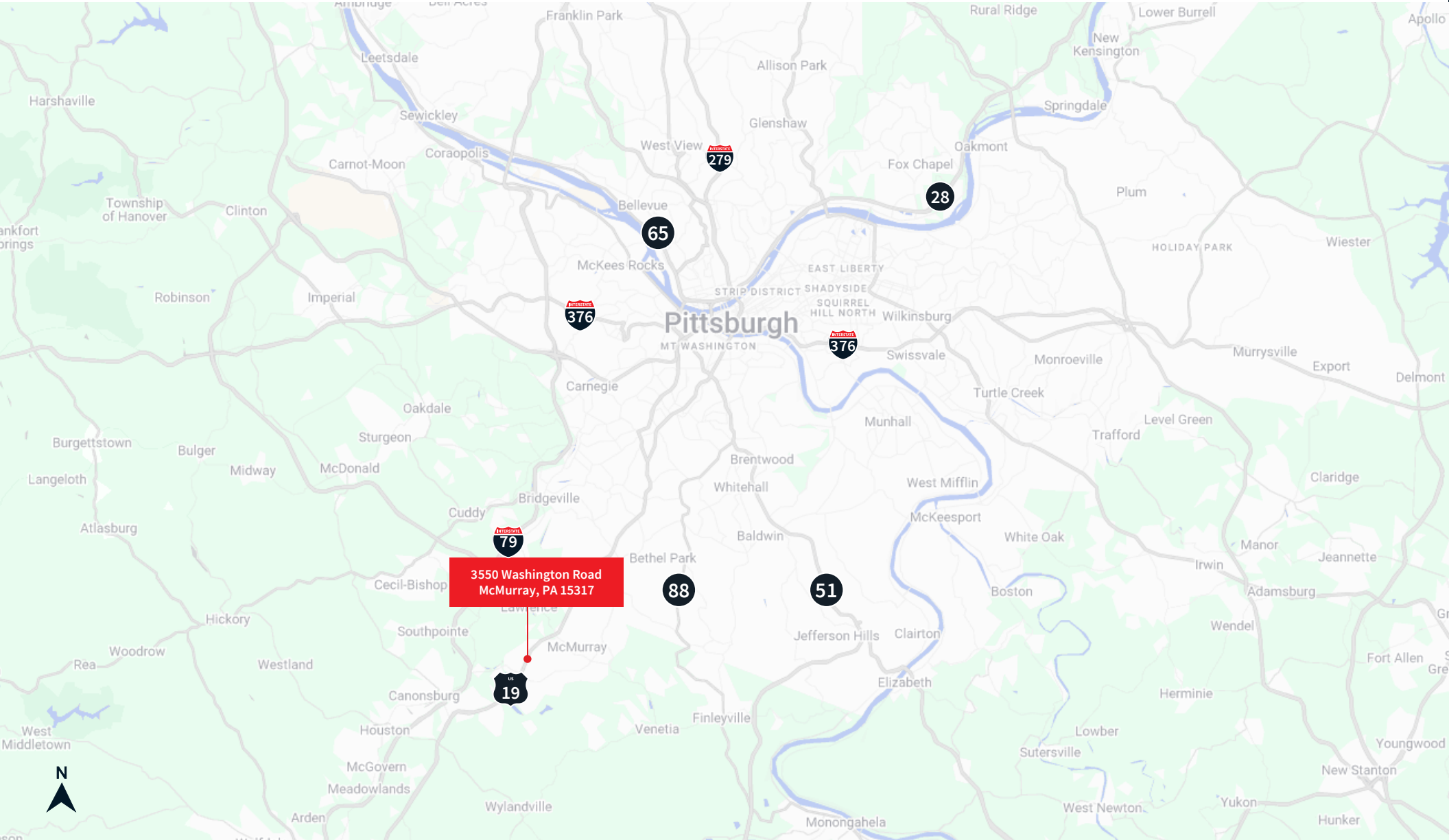
| 1-Mile | 3-Miles | 5-Miles |
|------------------|------------------|------------------|
| \$146,486 | \$140,686 | \$141,542 |

HOUSEHOLDS

| 1-Mile | 3-Miles | 5-Miles |
|--------------|---------------|---------------|
| 2,595 | 12,558 | 33,754 |

Trade area





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