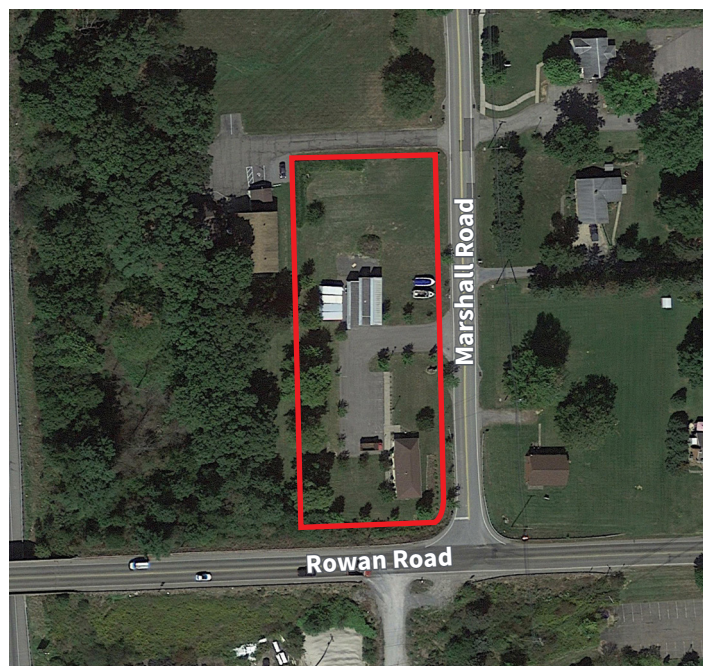




For Lease

**9001 Marshall Road
Cranberry Township, PA 16066**

- 1,500 s.f. freestanding retail/office building
- Centrally located in Cranberry Township
- Former chiropractic clinic
- Six (6) offices / exam rooms and reception area
- Clean / dry basement
- Dedicated parking



**Justin Walbert
Associate**

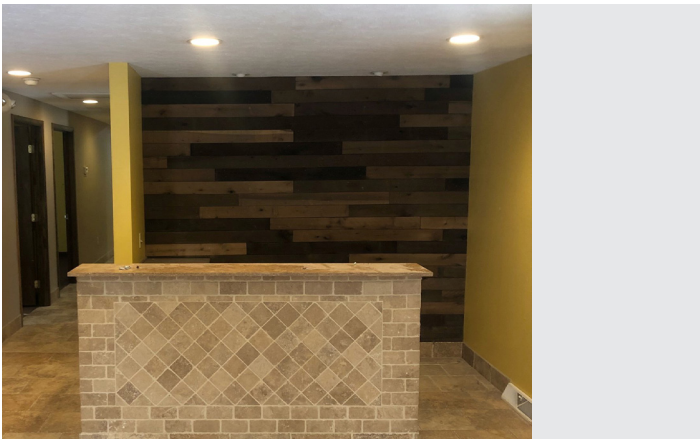
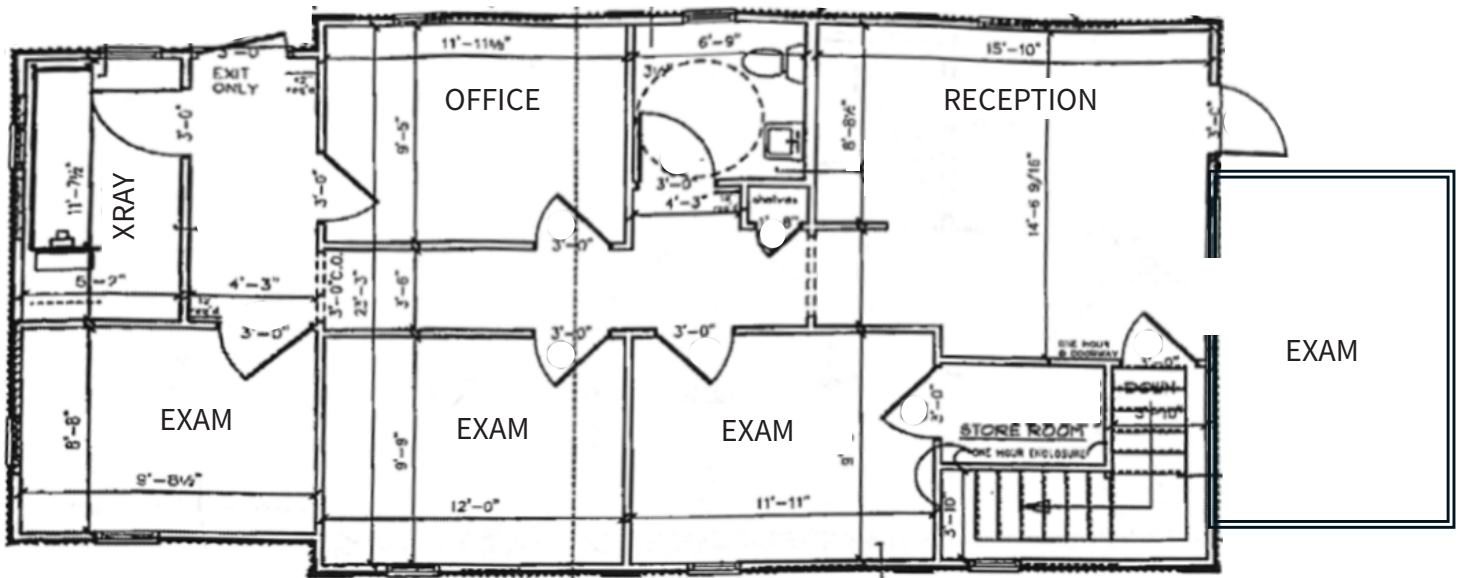
Jones Lang LaSalle
+1 412 201 3181

justin.walbert@am.jll.com

jll.com/properties



Floor Plan



Reception



Hallway



Basement



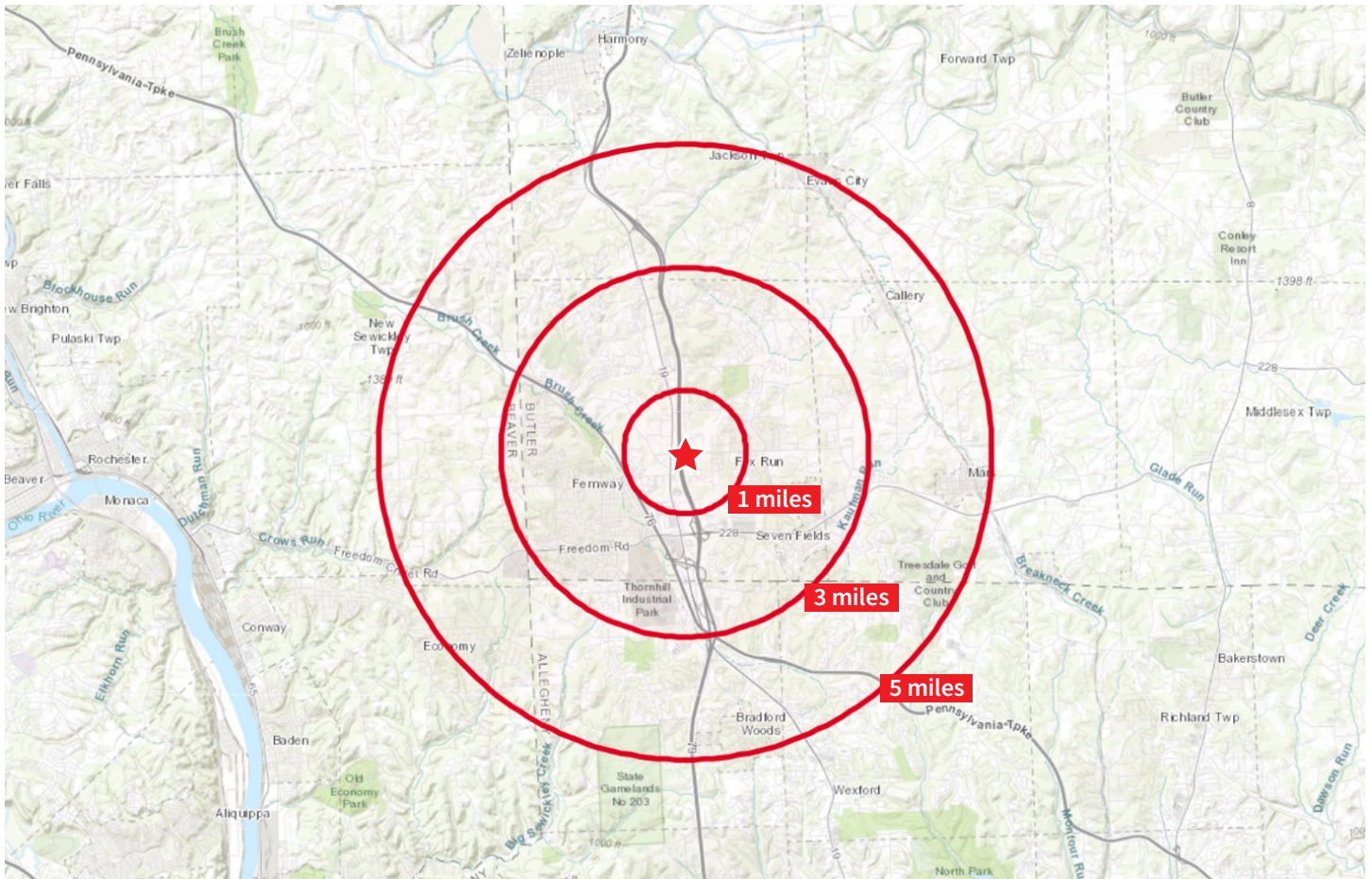
Dedicated signage

Justin Walbert
Associate
Jones Lang LaSalle
+1 412 201 3181
justin.walbert@am.jll.com

jll.com/properties



Retail Demographics



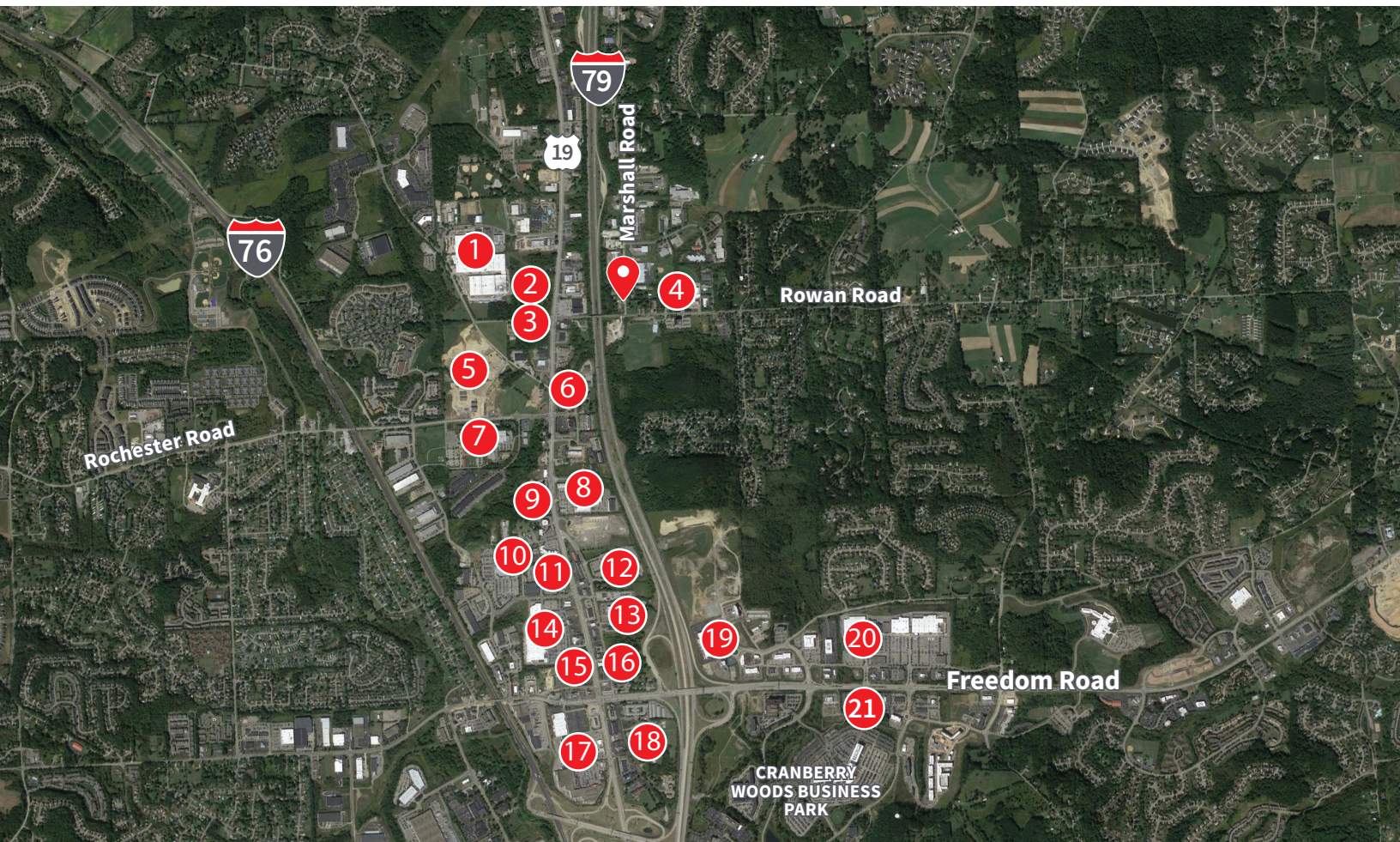
	Total Population	Total Households	Median Age	Average HH Income	Total Daytime Employees
1 mile radius	3,139	1,283	40.5	\$125,667	8,106
3 mile radius	39,519	14,703	39.3	\$133,771	27,495
5 mile radius	66,541	25,224	41.0	\$135,588	39,942

Justin Walbert
Associate
Jones Lang LaSalle
+1 412 201 3181
justin.walbert@am.jll.com

jll.com/properties



Trade Area Overview



AREA AMENITIES & RETAILERS

- | | | |
|--|---|--|
| 1 Cranberry Industrial Park | 12 Home Depot | 18 UPMC Passavant
Vocelli Pizza
GetGo Gas Station
Tamarind Cranberry
Quality Inn |
| 2 Advance Auto Parts | 13 Planet Fitness | 19 UPMC Lemieux Sports Complex |
| 3 GetGo Gas Station | 14 Walmart Supercenter | 20 Cranberry Commons
Firebird's Grill, Dick's Sporting Goods,
Target, TJ Maxx, Lowe's, Hobby
Express, Fresh Thyme market,
McDonalds, Burgatory, Men's
Warehouse, Applebee's, Longhorn
Steakhouse |
| 4 Rowan Elementary School | 15 Pep Boys
Party City
The Flame BBQ
Buffalo Wild Wings
Goodyear Auto
Dennys
PNC Ban k
Sheetz | 21 Cracker Barrel
Chick Fil-A
Red Robin
Olive Garden
Patron Mexican Grill
Jimmy Wan's
Home 2 Suites
Courtyard by Marriott |
| 5 Meeder Residential Development
500 new single family homes, multifamily
and townhouses | 16 Auto Zone
Sherwin Williams
Burger King | |
| 6 Ichiban Hibachi & Sushi
Mad Mex | 17 Cranberry Mall
Bed Bath & Beyond, Blaze Pizza, Ulta
Beauty, Aldi, HomeGoods, AT&T,
Jason's Deli, Panda Express, JoAnn
Fabric, Panera Bread, Cranberry
Cinema, Carter's Dollar Tree, Marshalls,
Great Clips, Pool City, Giant Eagle,
Wendy's | |
| 7 Cranberry Township Municipal Center | | |
| 8 The Streets of Cranberry
UPS Store, Cabinet World, Firehouse Subs,
First Watch, Yankee Candle, Urban Air
Trampoline & Adventure Park, Houlihans | | |
| 9 Dunkin Donuts | | |
| 10 Costco | | |
| 11 Best Buy
Barnes & Noble
Huntington Bank | | |

DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle. All rights reserved.

