

5.5 ACRE SITE AVAILABLE 20333 ROUTE 19

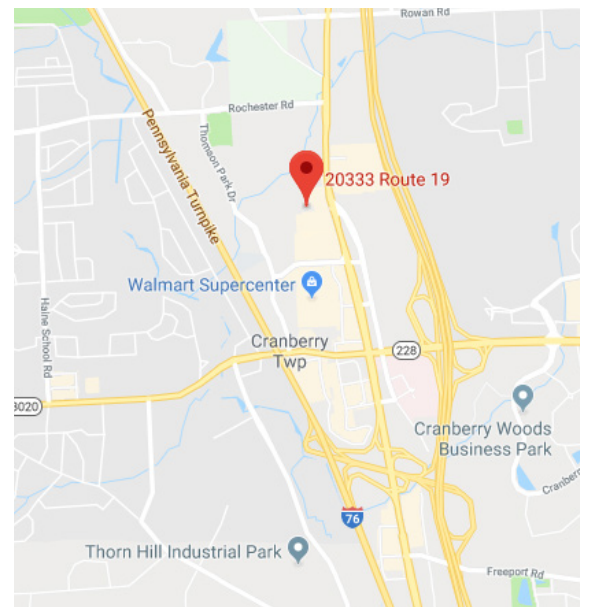
Cranberry Township, PA 16066

PRIME DEVELOPMENT SITE



PROPERTY FEATURES

- 5.5 acres For Sale or Lease
- Will consider subdividing
- Located off a signalized intersection
- Elevated and visible from route 19, which has over 19,000 vehicles daily
- Flexible zoning allows for a multitude of uses: Retail, Multifamily, Office, Industrial
- Steps to Interstates 79 and 76



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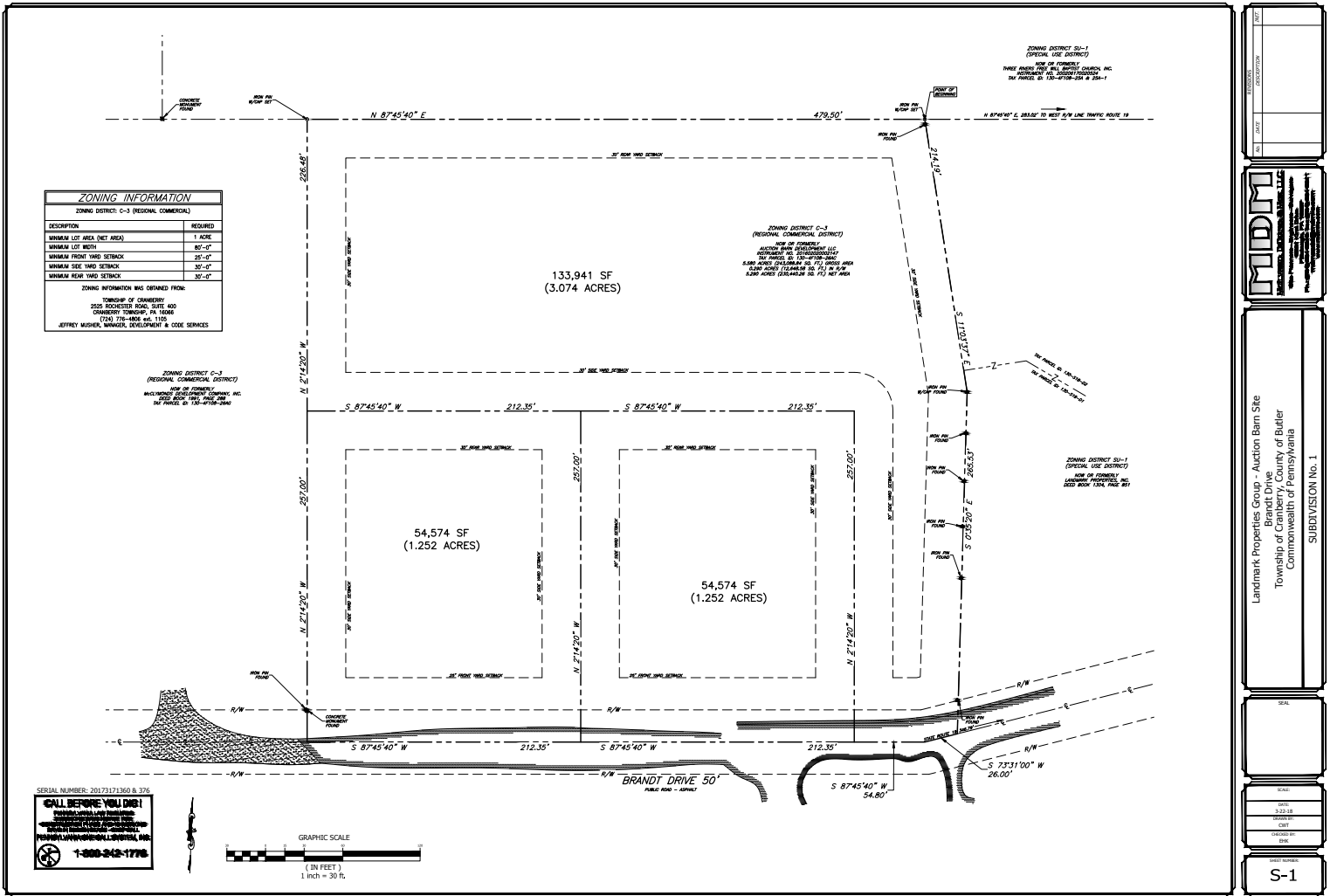
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DEMOGRAPHICS	3 mile	5 miles	10 miles
POPULATIONS	37,848	68,222	201,420
HH INCOME	\$125,400	\$136,025	\$111,783
HOUSEHOLDS	14,301	25,672	79,998
CONSUMER SPENDING	\$46,683,000	\$466,057,000	\$856,057,000

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