

Moraine Pointe Plaza

Route 356 & Route 422, Butler, Pennsylvania 16001



Available

- 900 SF
- 1,200 SF
- 2,100 SF
- 3,500 SF
- 4,420 SF (2nd generation Chinese/Japanese restaurant space with full fixtures)
- 18,686 SF (expandable up to 29,000 SF)

Property Highlights

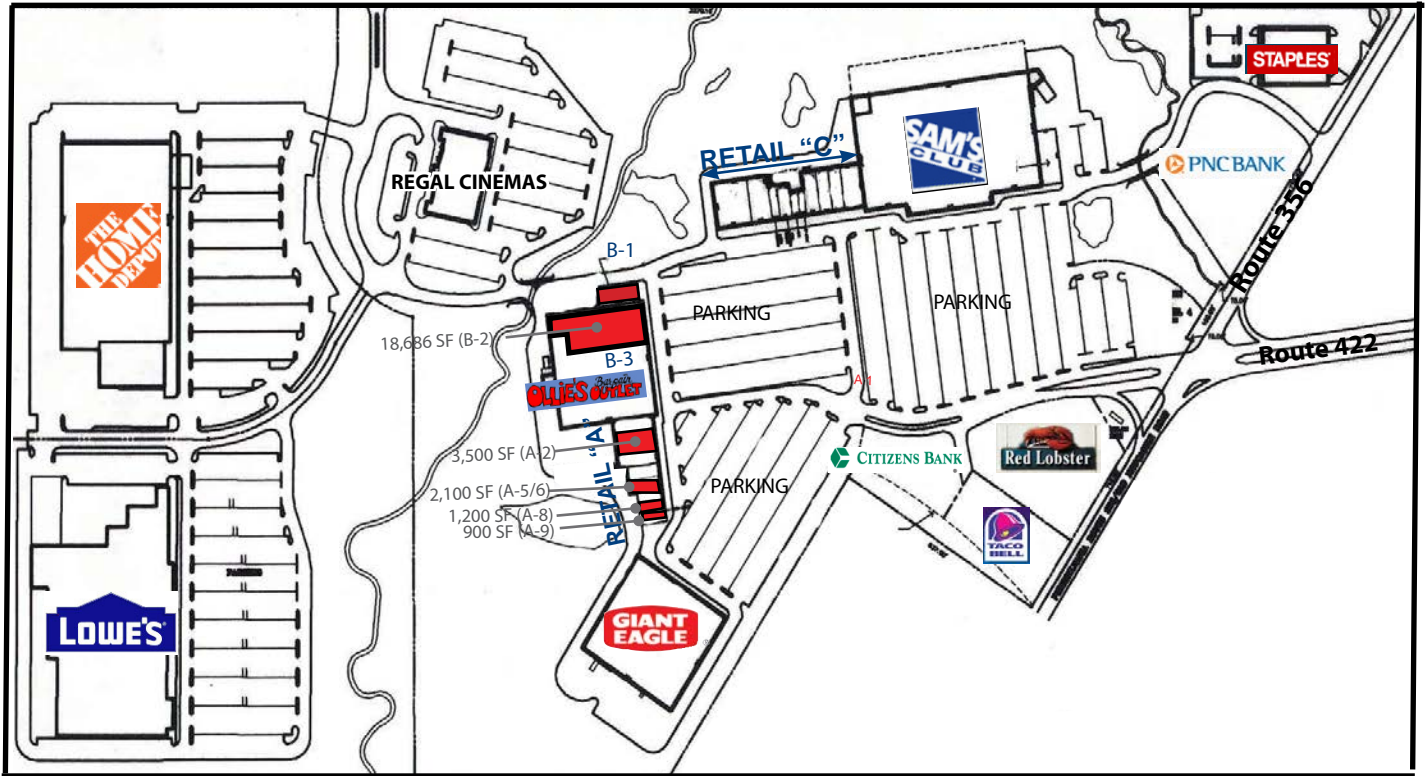
- Butler's premier strip shopping center consisting of over 600,000 square feet of retail space
- Anchored by Giant Eagle, Lowe's Home Center, The Home Depot, Sam's Club, Staples, Ollie's Bargain Outlet, and Regal Cinemas

AVERAGE DAILY TRAFFIC

Route 356	14,413
Route 422	23,022
N Duffy Road	6,929

DEMOGRAPHICS

	5-MILES	7-MILES
Population	45,500	56,754
Avg. HH Income	\$62,228	\$64,714



RETAIL "A"

A-1	Mariner Finance	3,000 SF
A-2	Available	3,500 SF
A-3	Wines & Spirits	4,500 SF
A-4	Misty Nails	2,500 SF
A-5/6	Available	2,100 SF
A-7	Rothrock's Kung Fu Tai Chi	1,500 SF
A-8	Available	1,200 SF
A-9	Available	900 SF
A-10	Subway	900 SF

RETAIL "B"

B-1	Available	4,420 SF (2nd generation Chinese/Japanese restaurant space with full fixtures)
B-2	Available	18,686 SF (expandable up to 29,000 SF)
B-3	Ollie's Bargain Outlet	43,693 SF

RETAIL "C"

C-1/2	Speedy Furniture	8,000 SF
C-3	Quick Care Pediatrics	3,000 SF
C-4	Pets in the Park	3,500 SF
C-5	Miracle Ear	900 SF
C-6	General Nutrition	1,200 SF
C-7	CosmoProf	2,400 SF
C-8	Unlimited Staffing	1,600 SF
C-9/10	Harbor Freight Tools	14,175 SF

For more information please contact:

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