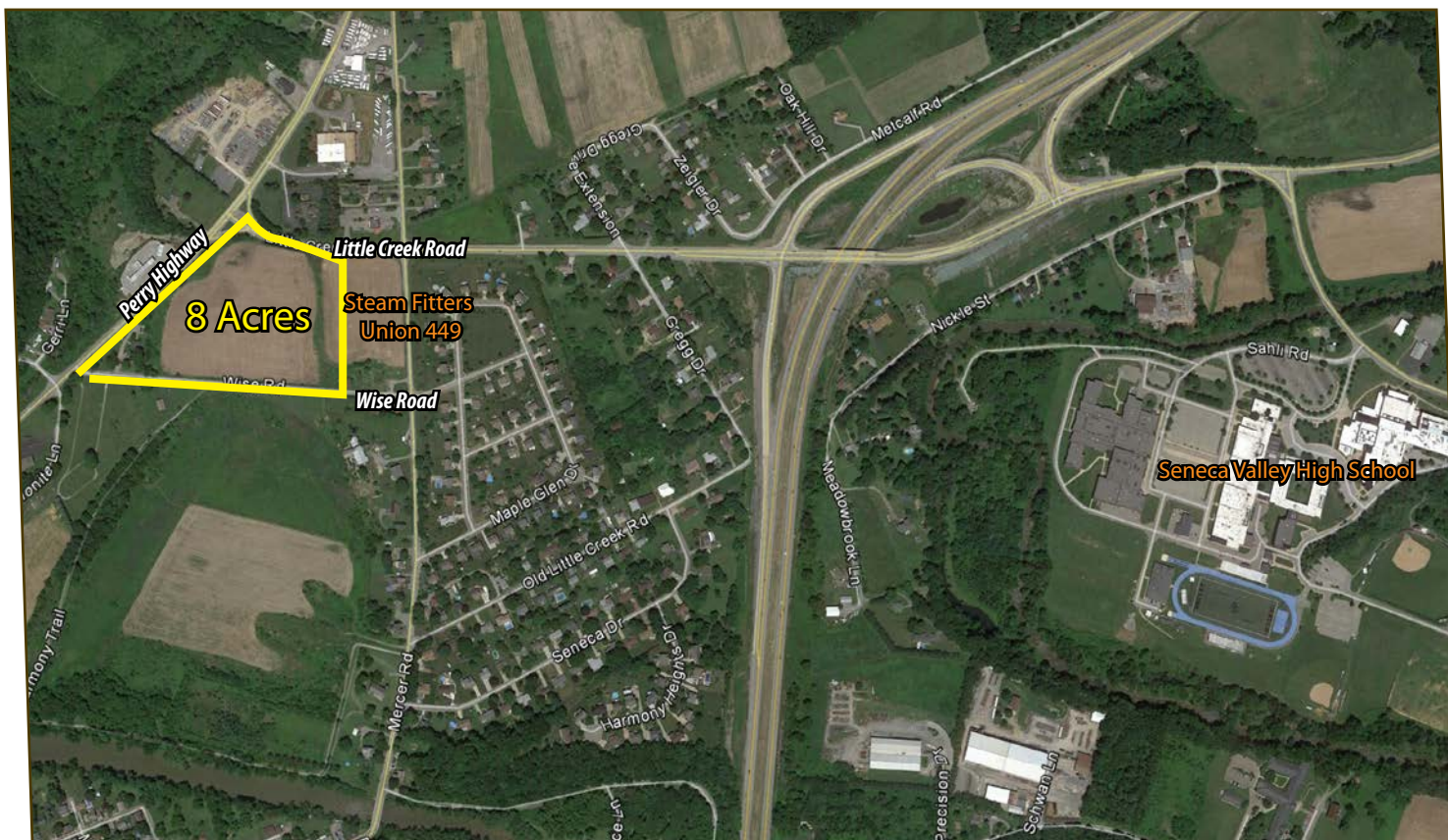


8 Acres Land Available

Perry Highway & Little Creek Road, Harmony, PA (Jackson Twp, Butler County) 16037



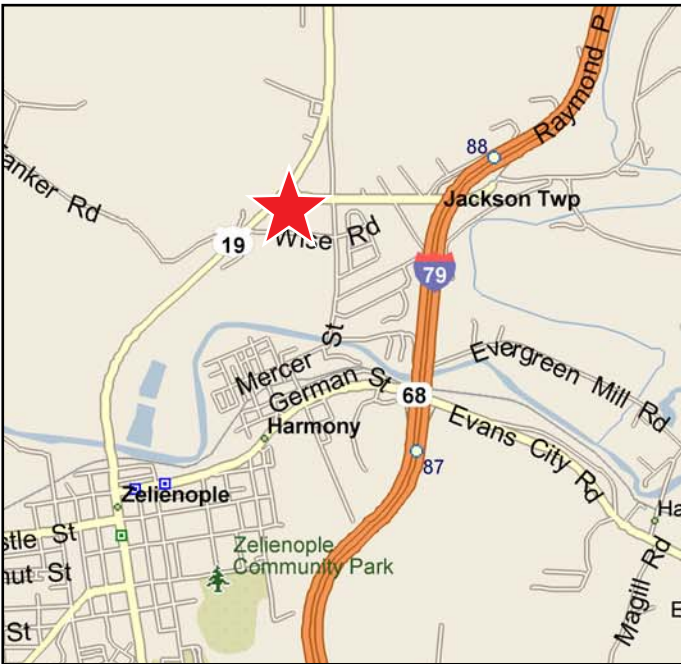
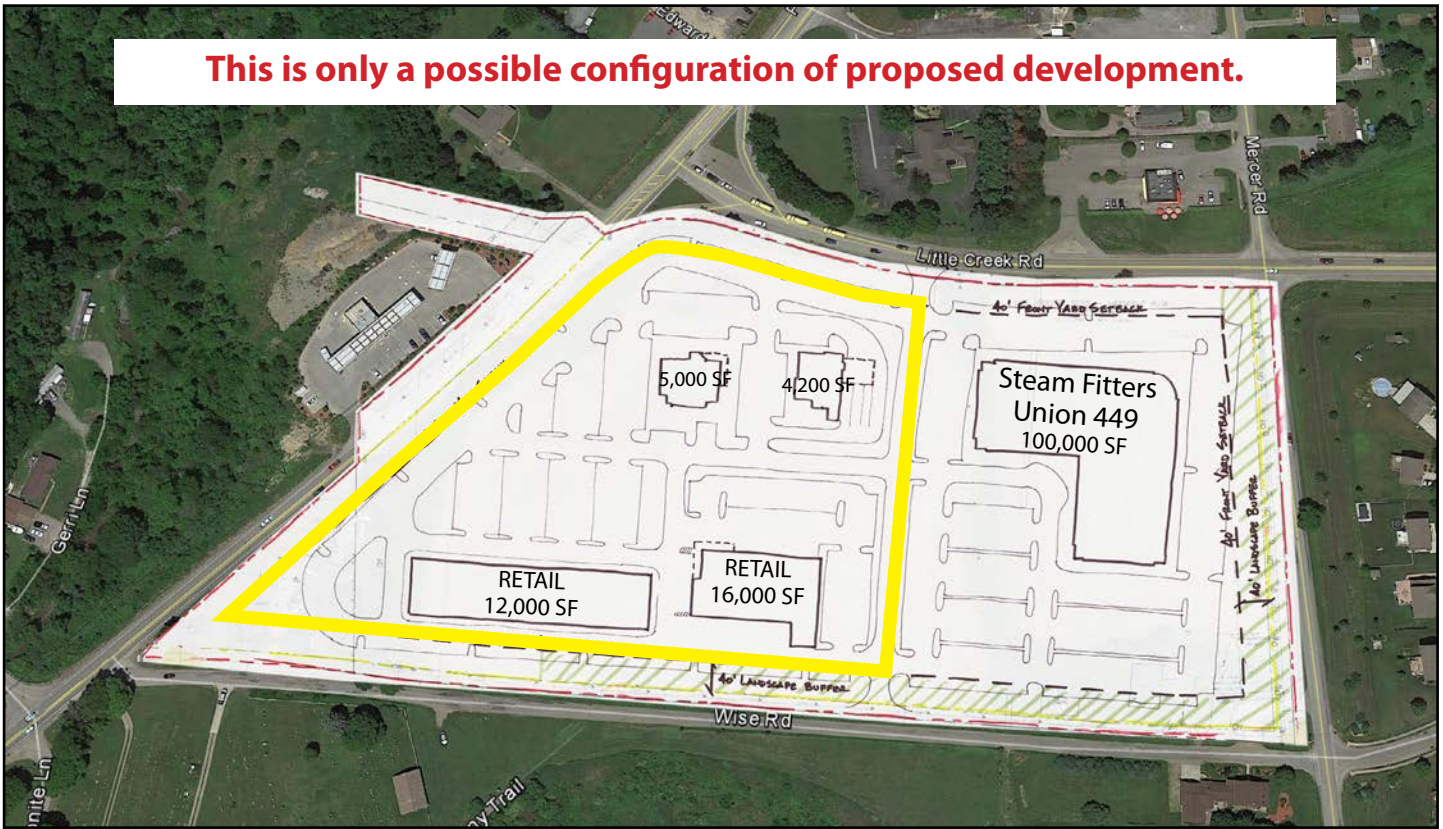
Property Highlights

- Approximately 8 acres of land available for development (will sub-divide)
- Zoned Commercial Corridor (CC)
- Adjacent to Steam Fitters Union 449 (coming soon) and bordered by Perry Highway, Little Creek Road and Wise Road
- Offers great visibility and easy access
- Close proximity and accessible off I-79 Interchange ramp (Exit 88)

Demographics

	3 Miles	5 Miles
Population	8,832	19,547
Average Household Income	\$72,143	\$83,366

This is only a possible configuration of proposed development.



For more information please contact:

Arthur J. DiDonato, Jr.
Senior Vice President, Retail Brokerage

Oxford Realty Services, Inc.
412.261.0200, ext 3436
adidonato@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.

2545 Railroad Street - Suite 300
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.