

AVERAGE DAILY TRAFFIC		
Route 30	27,427	
Route 981	11,358	
DEMOGRAPHICS		
	5-MILES	7-MILES
Population	34,994	54,549
Avg. HH Income	\$70,611	\$73,112

For more information please contact:

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OXFORD

REALTY SERVICES, INC.

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FOR SALE OR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Mountain Laurel Plaza

200 Mountain Laurel Plaza, Latrobe, Pennsylvania 15650

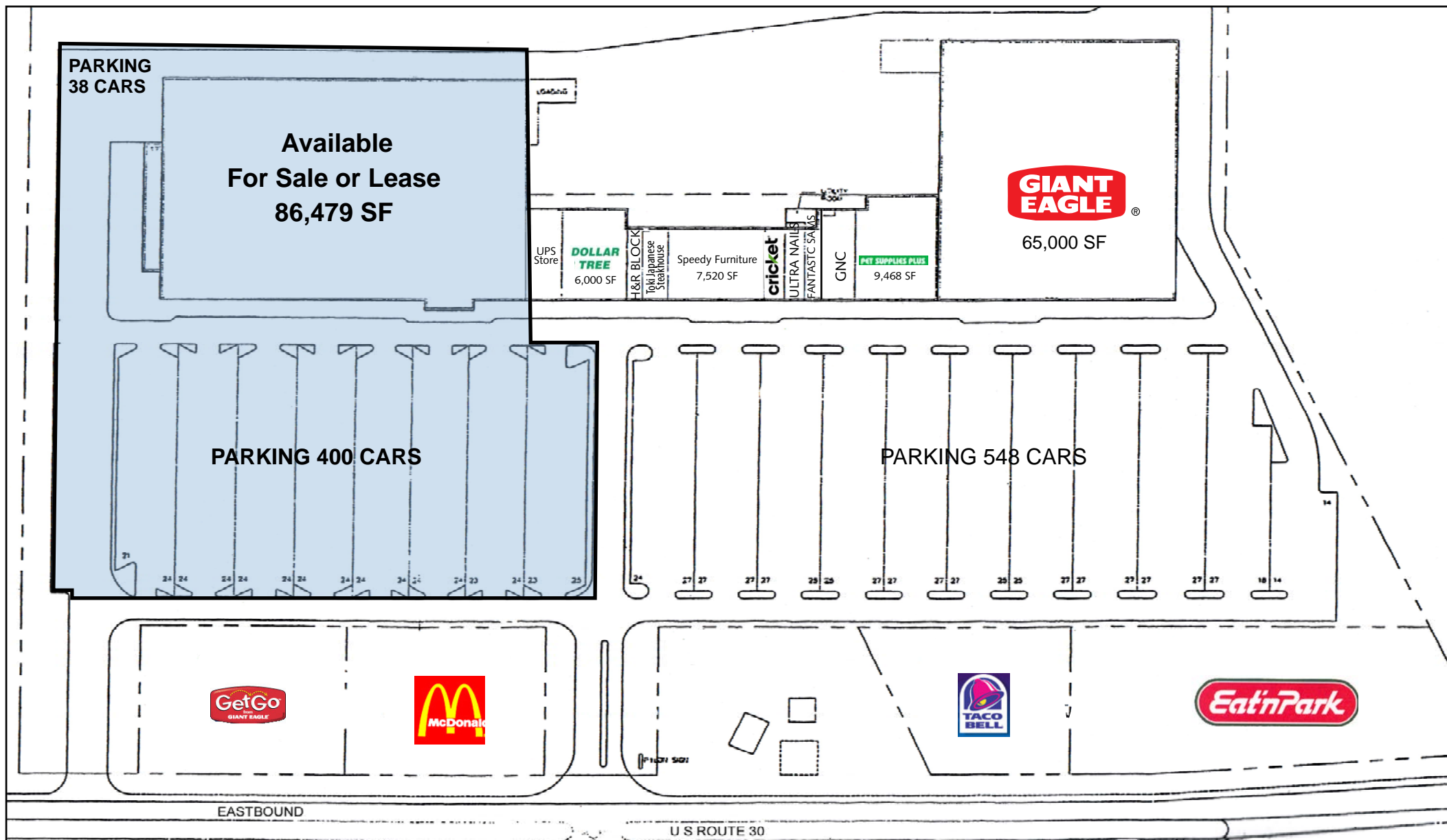


Available Premises

- 86,479 SF - Former Kmart on Separate Parcel (7.8 acres) - Available for Sale or Lease

Property Highlights

- Center has just completed a full renovation, including facade updates, parking lot resurfacing, new pylon sign, and landscaping and cosmetic upgrades.
- Excellent visibility and access from Route 30
- Join Giant Eagle and other area anchors, which include WalMart, Lowe's, Dunham's Sports, Tractor Supply Co., and Big Lots
- Out-parcels include McDonald's, Eat 'n Park, GetGo, and Taco Bell
- Space has access to Excelsa Drive and Route 981 adjacent to the site

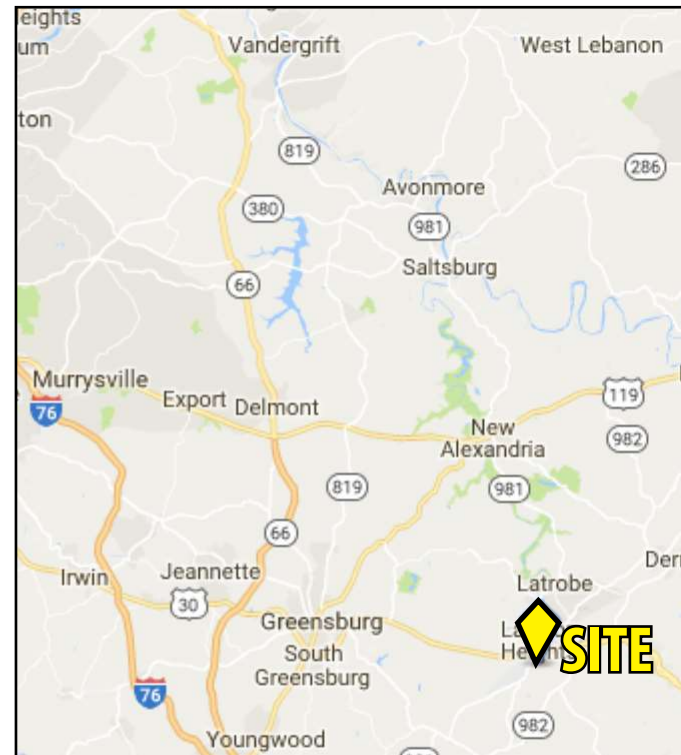


TENANTS

Dollar Tree	6,000 SF
H&R Block	1,235 SF
Toki Japanese Steakhouse	1,965 SF
Speedy Furniture	7,520 SF
Cricket	1,680 SF
Ultra Nails	1,540 SF
Fantastic Sam's	1,640 SF
GNC	2,920 SF
Pet Supplies Plus	9,468 SF



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FOR LEASE

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Mountain Laurel Plaza

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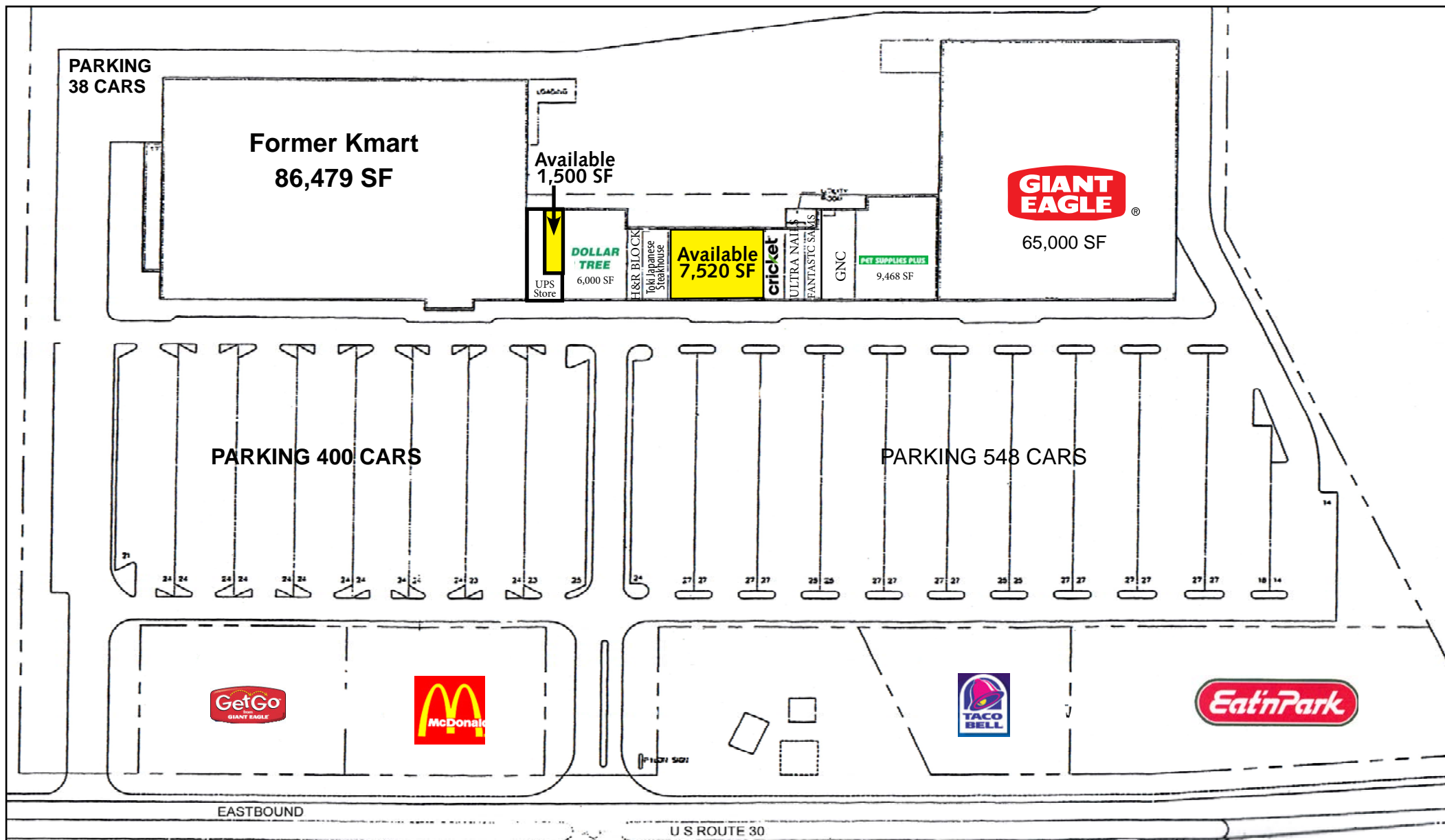


Available Premises

- 1,500 SF
- 7,520 SF

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