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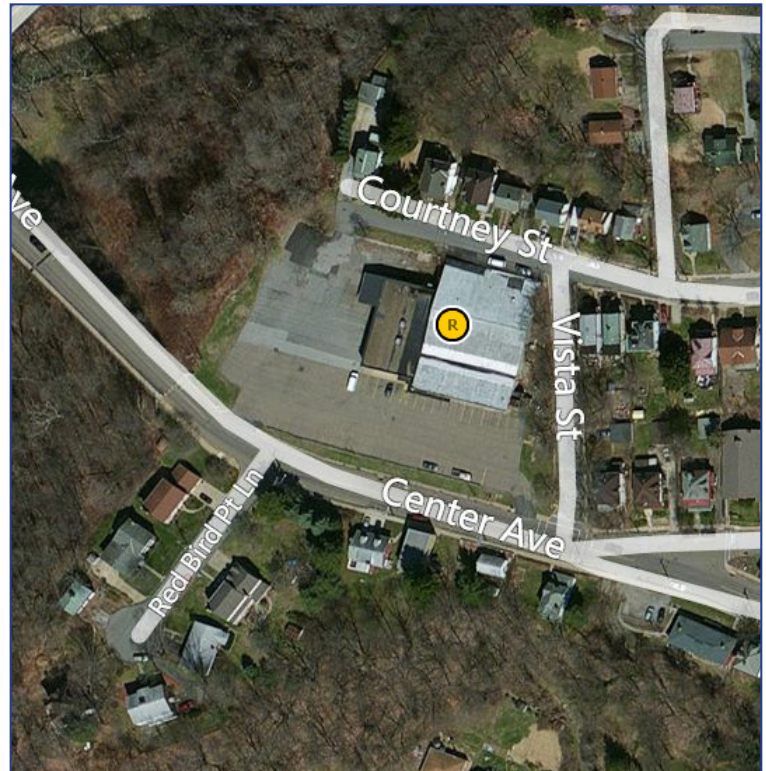
Emsworth Shopping Center

82 Center Avenue
Emsworth PA 15202



Property Highlights:

SITE: Neighborhood Commercial Strip Center
TOTAL SIZE: 20,438 Square Feet
AVAILABLE: 5,032 Square Feet (Will Sub-Divide)
LOT SIZE: 1.95 Acres
PARKING: Ample parking in lot
LOADING DOCK: Rear of building
ZONING: C-1 (Neighborhood Commercial District)
SPRINKLER: Wet System
LEASE PRICE: \$8.00 per square foot plus utilities



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2015 Population	4,937	48,839	151,955
Median HH Income	\$65,335	\$52,506	\$54,351

PRC COMMERCIAL

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