

FOR SALE/LEASE

UPMC Primary Care Building
Medical/Professional Office Space

12279 State Route 30
Westmoreland County
North Huntingdon PA 15642



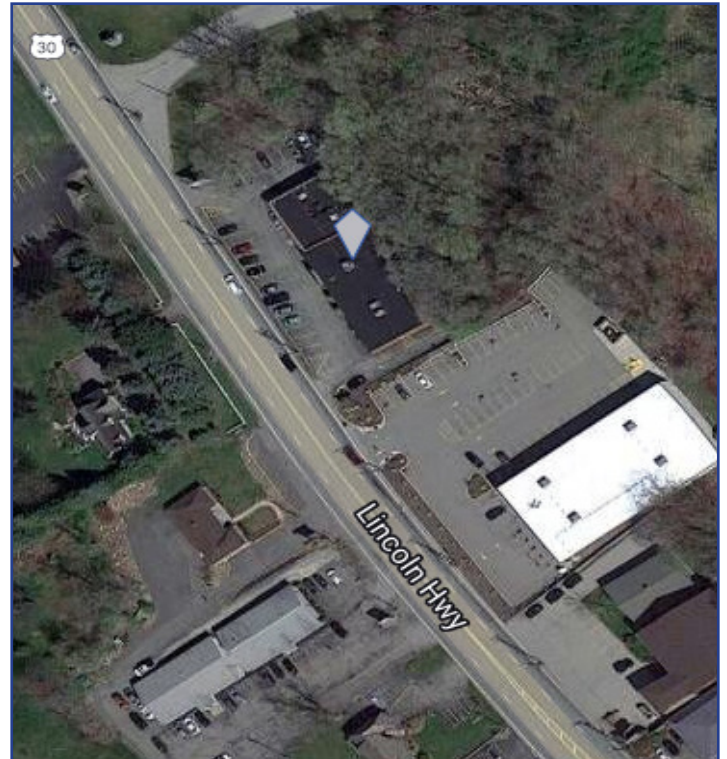
PROPERTY HIGHLIGHTS:

- One Story Brick Medical/Professional Office Building
- Total Space: 7,148 +/- Square Feet
- Available Suites: 500 - 1,000 +/- Square Feet
- Ample Parking Available - Front, Side & Rear Parking
- Zoned: Commercial (C-1)
- Traffic Count: 26,239 vehicles per day
- Lot & Block #: 54-07-00-0-001

- **Rental Rate: \$13.00 psf + all utilities + janitorial**
- **Sale Price: \$500,000**

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2016 Population	5,352	34,599	89,711
Median Household Income	\$65,471	\$65,136	\$59,095



PRC
COMMERCIAL

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