

Northgate Plaza

460 Washington Road, Washington, PA 15301



Available Space

- 14,700 SF (Former Save-A-Lot Space) - Approximately 104' x 140'
- 2,800 SF (Former Special Occasions)

Property Highlights

- Ideally located just off the I-70/I-79 interchange in Washington County
- Northgate Plaza is located across from the Old Mill Shops and is in close proximity to Trinity Point, Strabane Square, Washington Mall and Oak Spring Center

AVERAGE DAILY TRAFFIC

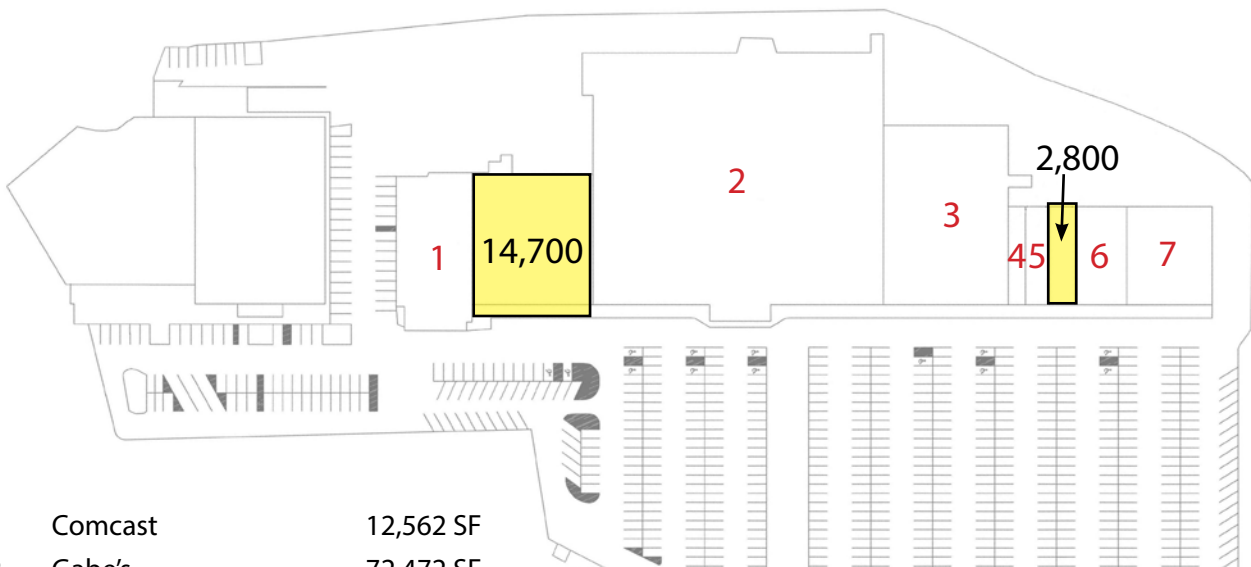
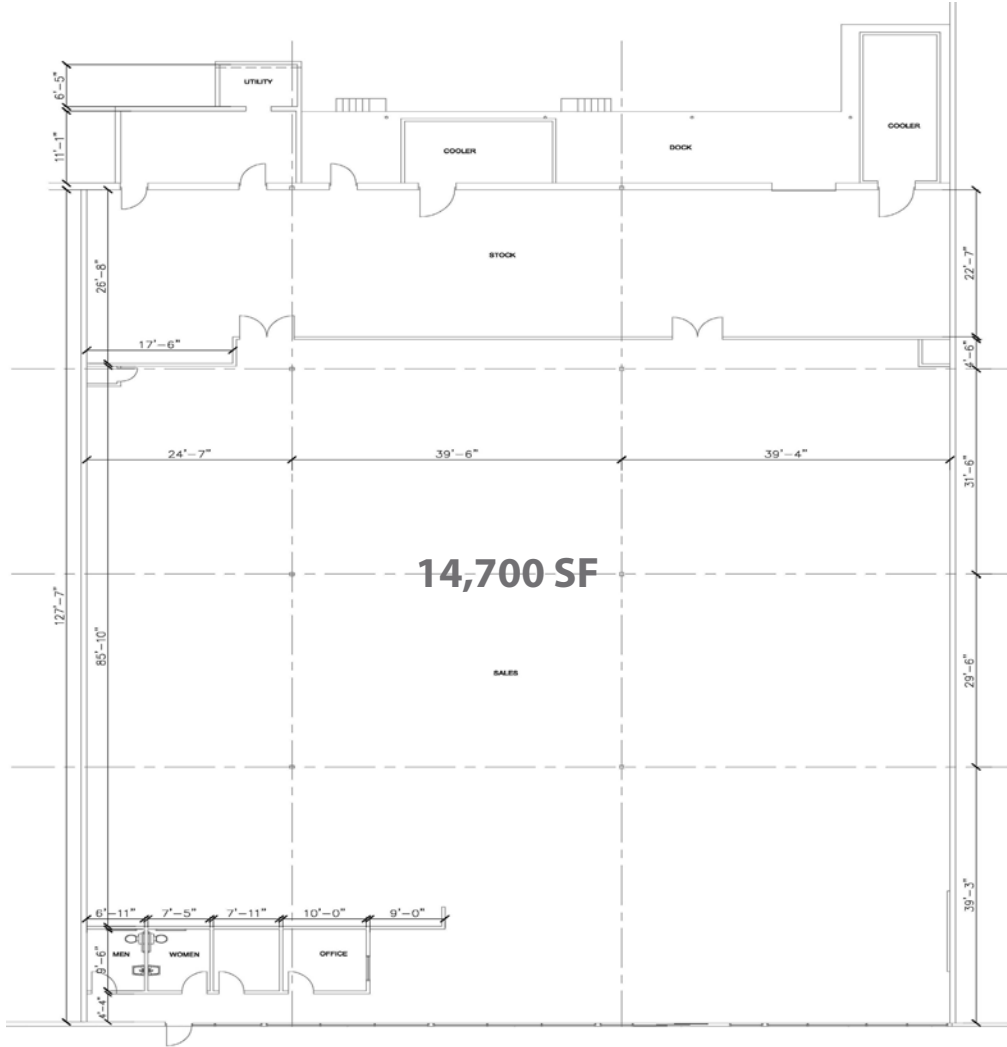
Route 19	21,987
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DEMOGRAPHICS

	3-MILES	5-MILES
Population	30,783	52,080
Avg. HH Income	\$49,335	\$54,028

NET CHARGES (\$2.29/SF)

CAM:	\$1.07/SF
Real Estate Taxes:	\$0.95/SF
Insurance:	\$0.27/SF



- | | | |
|---|------------------------|-----------|
| 1 | Comcast | 12,562 SF |
| 2 | Gabe's | 72,472 SF |
| 3 | Pool City | 21,600 SF |
| 4 | CosmoPro | 2,000 SF |
| 5 | Keller Williams Realty | 2,200 SF |
| 6 | Katsur Dental | 5,000 SF |
| 7 | Med Express | 8,000 SF |



For more information please contact:

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