

FOR SALE > VACANT LAND DEVELOPMENT OPPORTUNITY

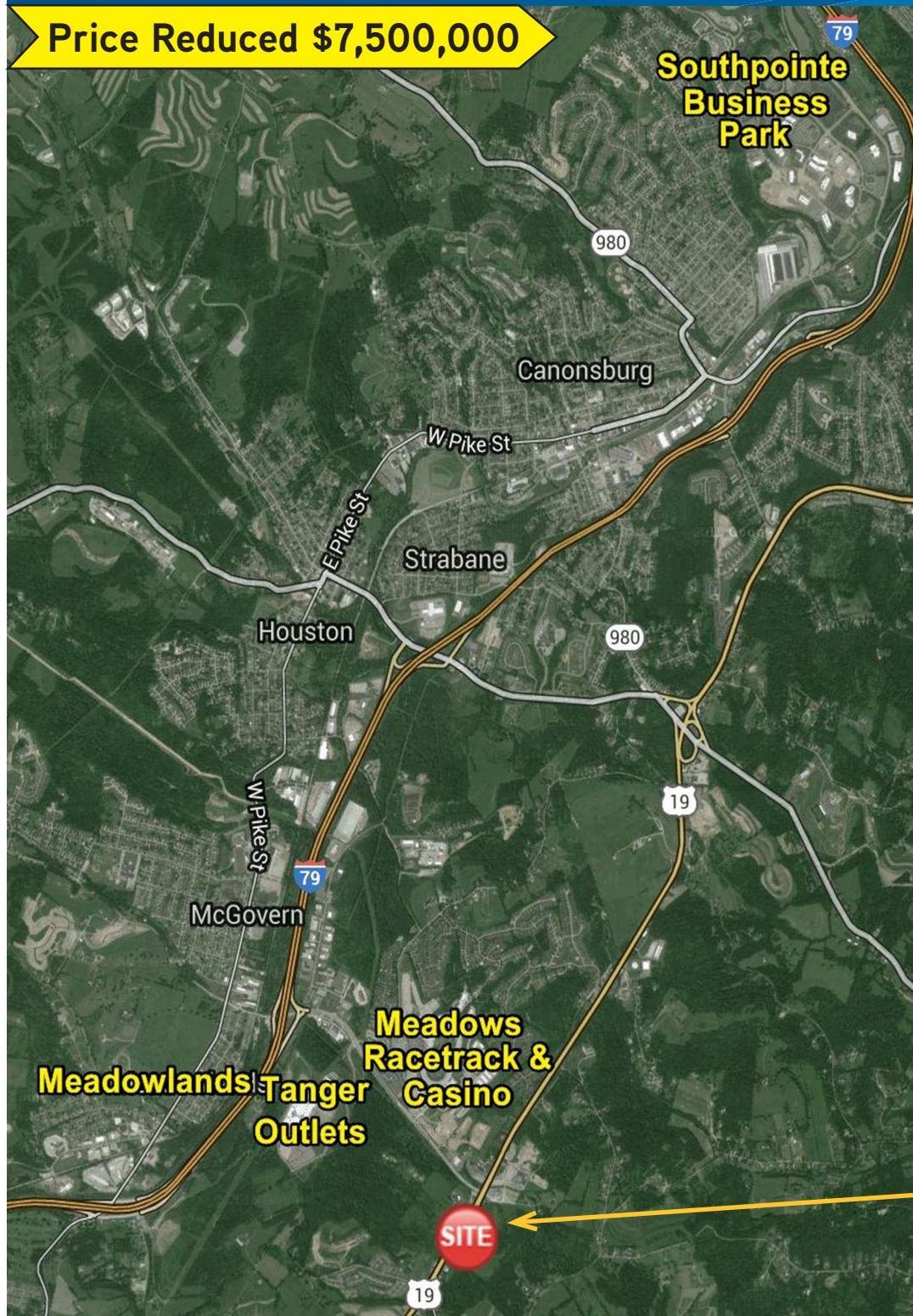
Route 19 at Racetrack Road

WASHINGTON, PA 15301

~~\$8,250,000~~



Price Reduced \$7,500,000



Property Highlights

- > 56 Acres | zoned C-2
- > Tremendous development opportunity along Route 19
- > 1,100 feet of Route 19 frontage
- > Located in the heart of the Marcellus Shale Region
- > Adjacent to brand new mixed- use development site
- > Less than one half a mile from the Meadows Racetrack & Casino and Tanger Outlets
One exit from Southpointe - class A office park
- > At lighted intersection with a new mixed use development; shared access road easement to be determined



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	<u>5 Min.</u>	<u>10 Min.</u>	<u>20 Min.</u>	<u>30 Min.</u>
Population 	13,945	74,160	226,285	716,057
Number of Households 	5,916	31,014	93,254	304,193
Average Household Income 	\$86,755	\$77,897	\$94,057	\$76,765

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