

# 5523 E. PLEASANT VALLEY BLVD | TYRONE, PA 16686

## 1,940 AVAILABLE | FOR LEASE



### POPULATION

24,041



### EMPLOYEES

7,415



### HH INCOME

\$71,150



### HOUSEHOLDS

10,481



### TRAFFIC COUNTS

E. PLEASNT VALLY BLVD  
6,412 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

## PROPERTY OVERVIEW

Former finance office for lease. Co-tenants include insurance office, real estate office and chiropractic office.

**Bennett Williams**  
RETAIL

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Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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## PROPERTY SUMMARY

Available SF	1,940 SF
Lease Rate:	\$12.50 SF/yr (Gross)
Property Type:	Retail
Building Size:	8,000 SF

## PROPERTY HIGHLIGHTS

- Office for Lease
- 1,940 SF Available
- Co-tenants Include Insurance Office, Real Estate Office & Chiropractic Office
- Blair County

## AVAILABLE SPACES

Suite	SF Available	Lease Type	Lease Rate
1	1,940	Gross	\$12.50 SF/yr



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