

2879 OAKLAND AVENUE

INDIANA, PA • 15701



±20,000 VPD

±5.5 AC AVAILABLE

FOR SALE

±5.5 ACRES FOR SALE

PROPERTY OVERVIEW

2879 Oakland Ave offers an excellent opportunity to be a part of a future development in the heart of Indiana, PA. This 5.5 acre parcel features a prime location with land development approvals in place for the proposed hotel, sit-down restaurant, and QSR. This development has tremendous visibility and frontage along Route 286, which sees over 12,000 vehicles per day. This provides a rare opportunity as national tenants such as the new construction of Texas Roadhouse, ALDI, Walmart, and McDonald's position themselves along this prime corridor in the Western PA market. The project benefits from being in a favorable range from the Indiana University of Pennsylvania as well as offering signal light access. Other surrounding retailers include Chipotle, Lowe's, Giant Eagle, Starbucks, Wendy's, Dunkin', and more!

DEMOGRAPHICS



POPULATION
3 MILE- 24,571
5 MILE- 33,653
7 MILE- 40,781



EMPLOYEES
3 MILE- 13,231
5 MILE- 18,606
7 MILE- 19,960



AVERAGE HHI
3 MILE- \$86,168
5 MILE- \$87,384
7 MILE- \$87,322

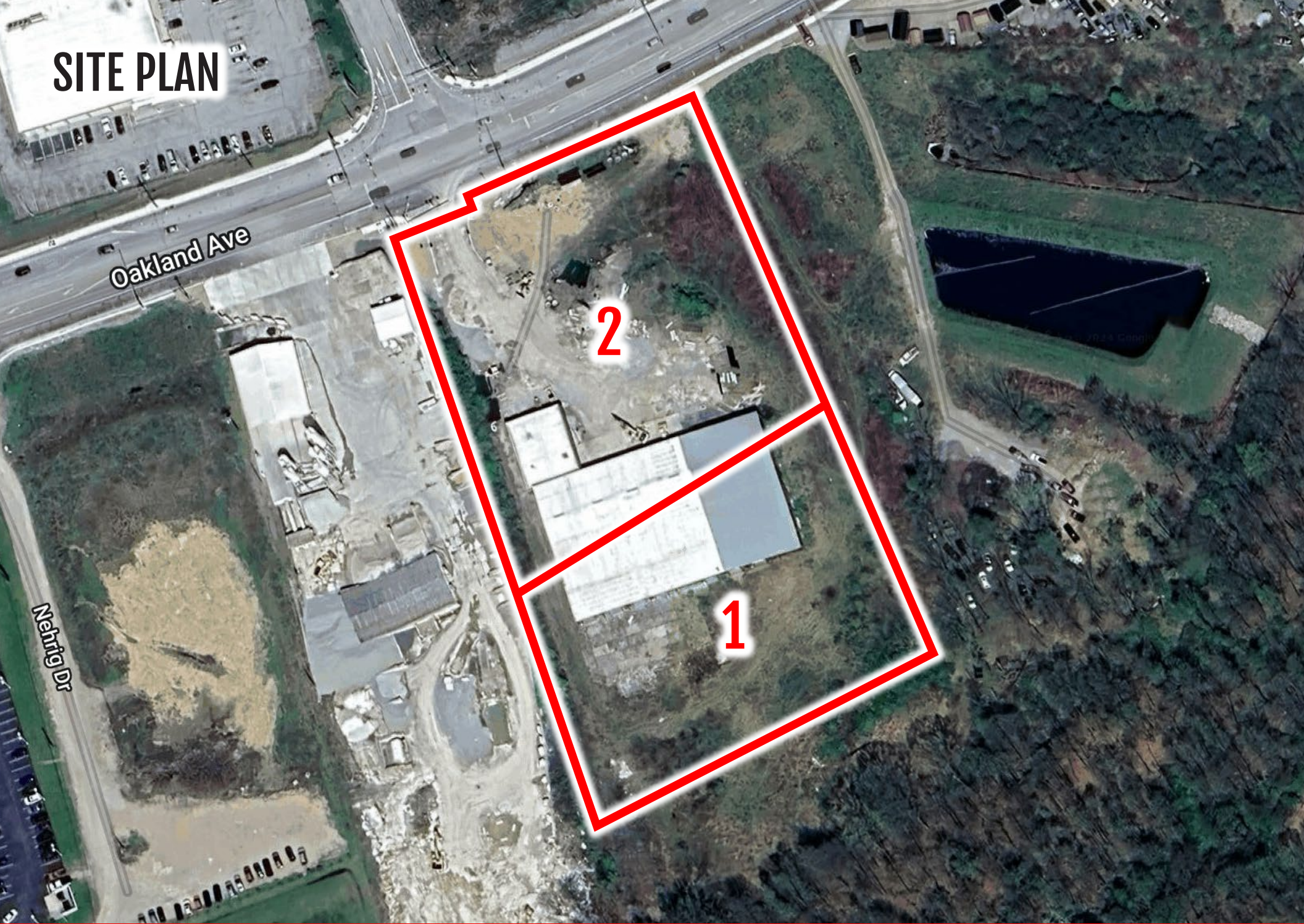


HOUSEHOLDS
3 MILE- 9,469
5 MILE- 13,442
7 MILE- 15,916

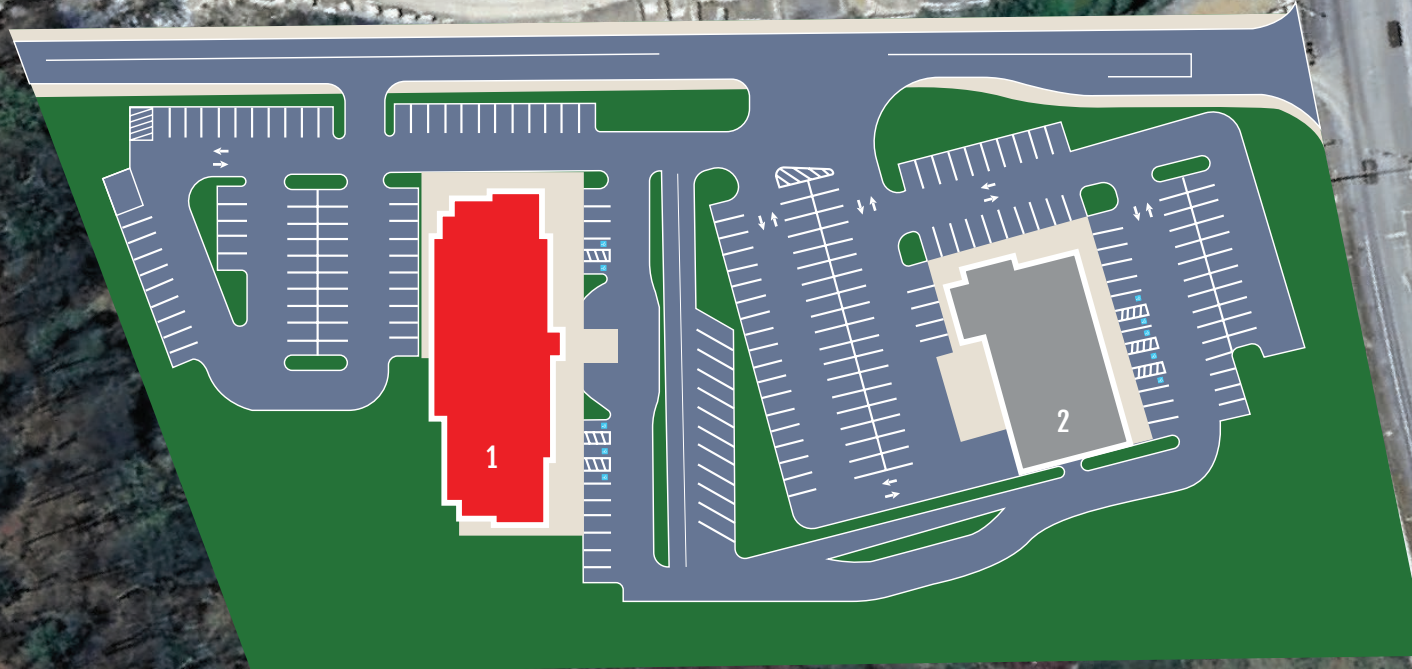


SITE

SITE PLAN



PROPOSED SITE



KEY

1 PROPOSED HOTEL/PAD SITE

2 LEASED - RESTAURANT 8,600 SF

MARKET OVERVIEW

INDIANA WEST

BIG LOTS! **DOLLAR GENERAL**

S&T Bank **planet fitness** **THE SALVATION ARMY**

TOWN FAIR PLAZA

giant eagle **LOWE'S**

PET SMART **SUBWAY**

verizon **Michaels**

FINE WINE & GOOD SPIRITS MAKE CREATIVITY HAPPEN

SOUTHTOWNE PLAZA

Walmart **petco**

GameStop **Staples**

Bath & Body Works

ALDI

Days Inn

McDonald's

SUBARU **HONDA**

First Commonwealth

TSC TRACTOR SUPPLY CO.

MARTIN'S **T.J. MAXX**

JOANN **OLLIE'S OUTLET**

DOLLAR TREE **holiday hair**

PRIMANTI BROS. **The UPS Store**

BURGER KING **DOPEYES**

Wendy's

O'Reilly AUTO PARTS

SHEETZ

goodwill

Arby's

McDonald's

DUNKIN'

CHIPOTLE

Ruby Tuesday

INDIANA MALL

KOHL'S **JCPenney**

Dunham's **SHOE DEPT.**

HARBOR FREIGHT TOOLS **maunices** **Hallmark**

GNC **Auntie Anne's**

Eat'n Park

Holiday Inn Express

TACO BELL

Starbucks

Chick-fil-A

ABOVE THE NEST

Pizza Hut

DUNKIN'

DOLLAR GENERAL market

McDonald's

Hilton Garden Inn

HOSS'S FAMILY STEAK & SEA

SITE



Bennett Williams

COMMERCIAL REAL ESTATE

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

