

SHOPPING CENTER FOR SALE & LEASE

GREENWOOD PLAZA OUTPARCEL

358 NEW CASTLE ROAD, BUTLER, PA 16001



FOR SALE & LEASE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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TABLE OF CONTENTS

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Executive Summary	3
Business Map	4
Demographics	5
Regional Map	6

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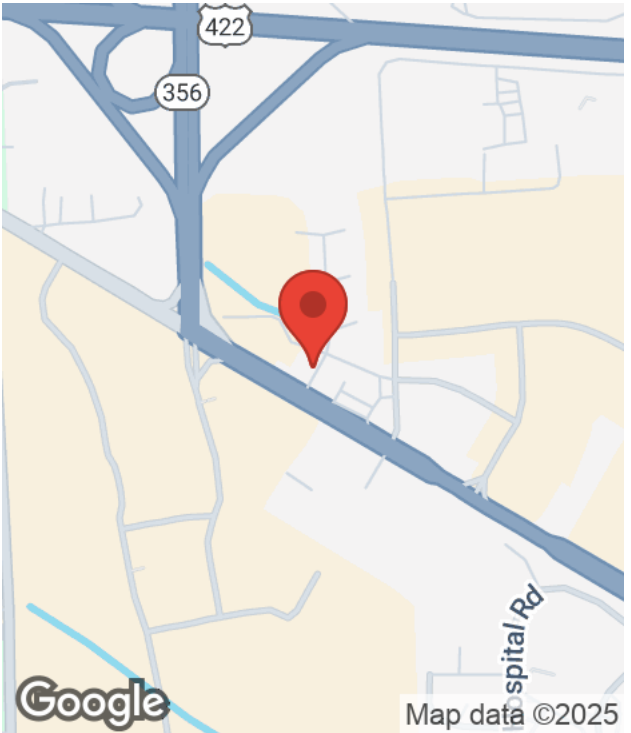
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EXECUTIVE SUMMARY

358 NEW CASTLE ROAD



OFFERING SUMMARY

PRICE:	\$250,000
LOT SIZE:	0.71 Acres
PRICE / ACRE:	Lease negotiable
ACCESS:	.71
FRONTAGE:	185'
ZONING:	C-1 Commercial
PERMITTED USES:	Retail/office

Property Description

KW Commercial is please to present a retail outparcel along New Castle Rd and PA Route 422. The neighboring retail centers, Greenwood Plaza, Moraine Pointe Plaza, Butler Commons, and Butler Crossing boast tenants such as Dick's Sporting Goods, Walmart, Kohls, Sam's Club, Michaels, Petco, and Target. Completely level lots could be perfect for a Drive Through ATM, Quick Service Oil Change, and other small retail opportunities.

PROPERTY HIGHLIGHTS

- Approximately 16,000 CBD
- Population 2,768 - 1 mile, 22,459 - 3 miles
- Average household income - \$84,000
- Shadowed by Dick's Sporting Goods, Sam's Club, and Walmart

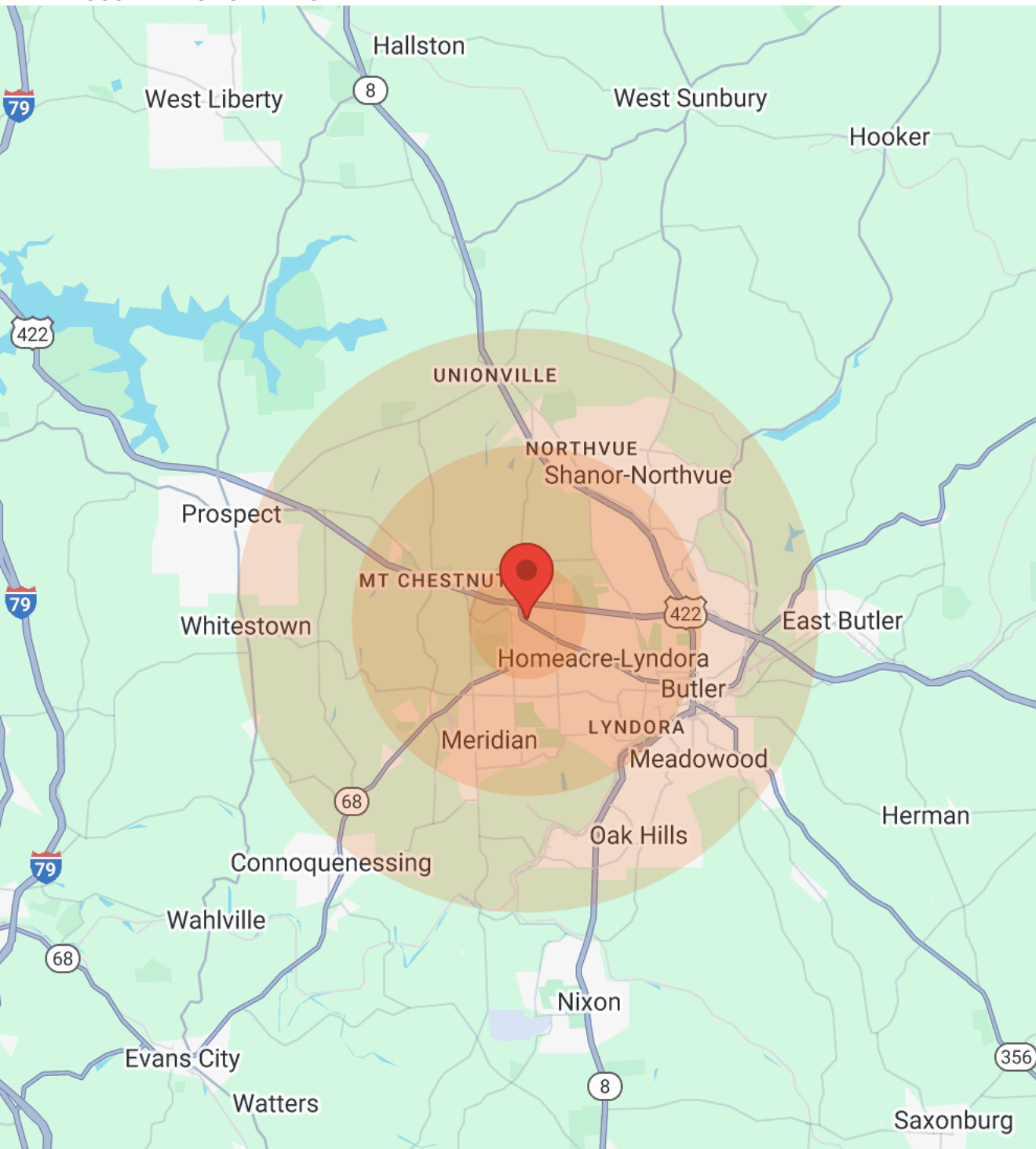


358 NEW CASTLE ROAD



DEMOGRAPHICS

358 NEW CASTLE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	604	11,539	20,699
Female	738	12,453	22,408
Total Population	1,342	23,992	43,107

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	184	3,865	6,928
Ages 15-24	123	2,845	5,157
Ages 25-54	380	8,977	16,462
Ages 55-64	154	3,261	5,794
Ages 65+	501	5,044	8,766

Income	1 Mile	3 Miles	5 Miles
Median	\$35,568	\$51,895	\$48,641
< \$15,000	172	1,365	2,923
\$15,000-\$24,999	55	1,126	2,148
\$25,000-\$34,999	112	1,215	2,048
\$35,000-\$49,999	48	1,547	2,729
\$50,000-\$74,999	124	2,115	3,831
\$75,000-\$99,999	43	1,165	2,085
\$100,000-\$149,999	63	1,075	1,960
\$150,000-\$199,999	13	448	607
> \$200,000	N/A	213	308

Housing	1 Mile	3 Miles	5 Miles
Total Units	680	11,314	20,827
Occupied	621	10,434	19,174
Owner Occupied	434	7,353	12,643
Renter Occupied	187	3,081	6,531
Vacant	59	880	1,653

REGIONAL MAP

358 NEW CASTLE ROAD

