

INDUSTRIAL PROPERTY

CRANBERRY COMMERCE CENTER

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300 COMMERCE PARK DRIVE, CRANBERRY TOWNSHIP, PA 16066

INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

Cranberry Commerce Center was built with the office flex user in mind. The location can accommodate office users or flex users. Dock options available.

PROPERTY HIGHLIGHTS

- Zoned SU-1 (Special Use)
- Dock High and Drive-in Possible
- Located off Route 19
- Minutes from I-76 PA Turnpike and I-79
- Healthy Tenant Mix
- Abundant parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,999	12,206	22,215
Total Population	5,142	32,752	60,723
Average HH Income	\$86,504	\$103,688	\$115,135

CLAYTON MORRIS

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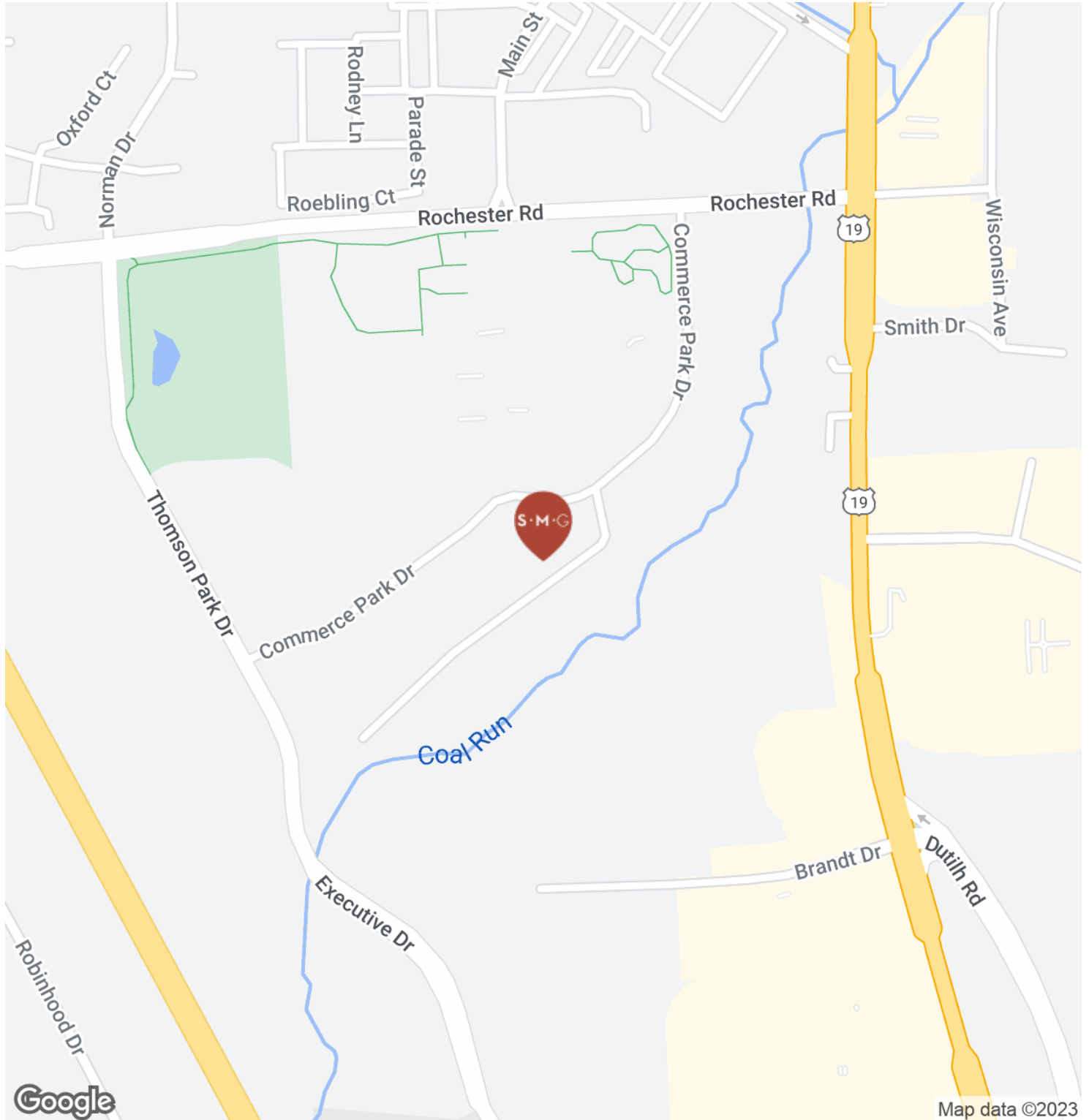
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SAMPSON MORRIS GROUP

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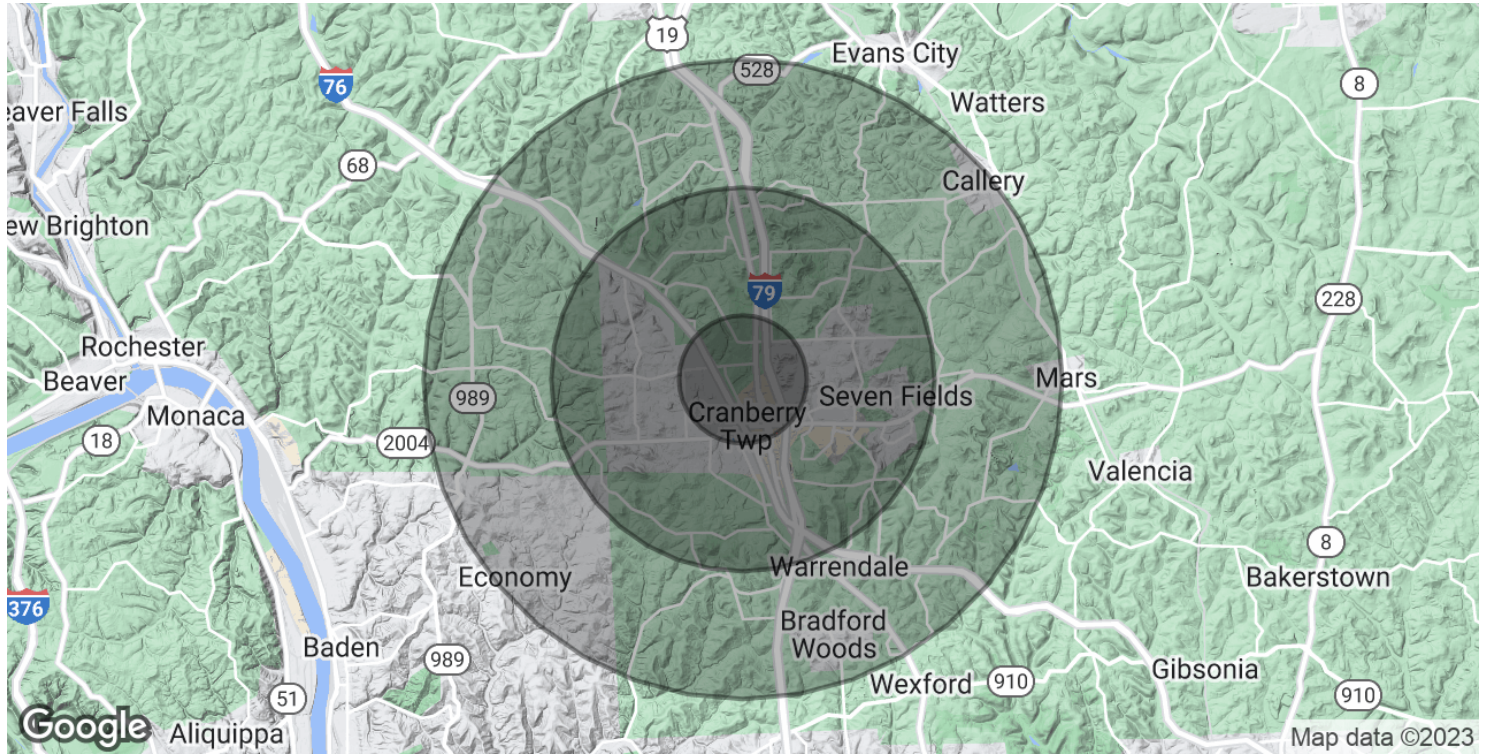
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,142	32,752	60,723
Average Age	39.2	37.8	38.8
Average Age (Male)	36.7	37.1	38.4
Average Age (Female)	40.5	38.3	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,999	12,206	22,215
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$86,504	\$103,688	\$115,135
Average House Value	\$184,957	\$242,443	\$278,130

* Demographic data derived from 2020 ACS - US Census

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