



INDUSTRIAL PROPERTY

CRANBERRY COMMERCE CENTER

BUILDING 1

101

BUILDING 2

- | | |
|------------------------------|--|
| 201 Budget Blinds | 214 Nextell Medical & Cellogique Corporation |
| 202 | 215 Farmer Brothers Coffee |
| 204 Garden Montessori School | 220 Craters & Freighters |
| 207 AVI-SPL | |
| 212 Welltec, Inc. | 223 Allie Alligator Learning Center |

BUILDING 3

- | | |
|--|------------------------------------|
| 301 GES Groundwater & Environmental Services | 317 ABM Electrical Power Solutions |
| 305 Molyneux Tile Carpet World | 318 Tower Pros LLC |
| 310 United Refrigeration, Inc | 319 United Supply Company |
| 312 L&L Company | 322 DVFLORA |

BUILDING 4

- | | |
|--|---|
| 401 Parsons | 407 VIP Petcare |
| 404 SpeedPro | 410 CAPS |
| 405 GENERAL DYNAMICS Wireless Services | 411 ProCARPET |
| | 413 |
| | 415 Pittsburgh Superstars Cheer & Dance |

www.sampsonmorrisgroup.com
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CRANBERRY COMMERCE CENTER

401 CRANBERRY COMMERCE CENTER, CRANBERRY TOWNSHIP, PA 16066

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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 are 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	1,335	12,362	22,417
Total Population	3,557	33,295	61,534
Average HH Income	\$98,674	\$105,462	\$116,890

CLAYTON MORRIS

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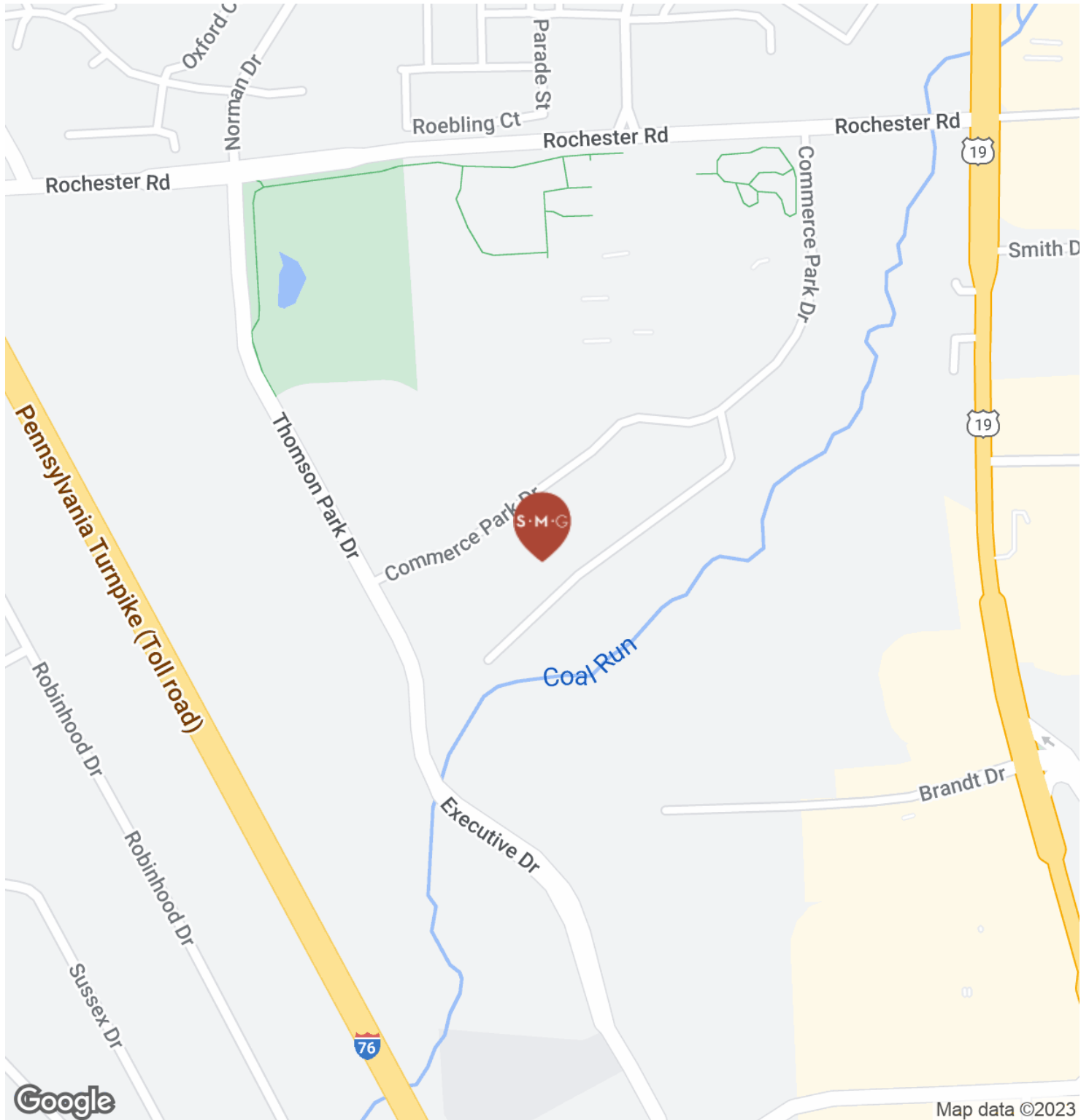
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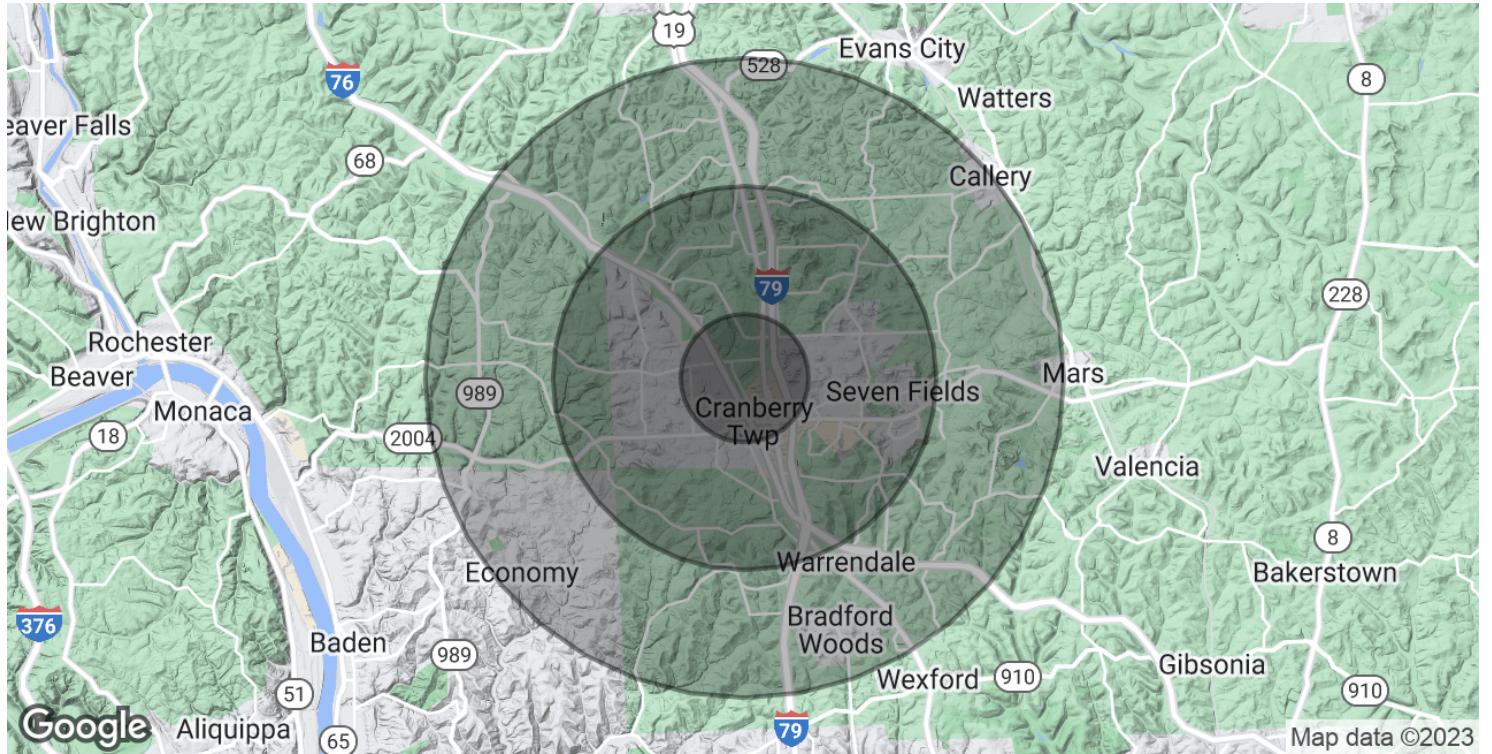
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,557	33,295	61,534
Average Age	38.3	37.6	38.7
Average Age (Male)	37.3	36.9	38.2
Average Age (Female)	39.1	38.0	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,335	12,362	22,417
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$98,674	\$105,462	\$116,890
Average House Value	\$245,220	\$243,301	\$290,742

* Demographic data derived from 2020 ACS - US Census

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