

INDUSTRIAL PROPERTY

# HULTON BUSINESS CENTER



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1967 EASTERN AVE , VERONA, PA 15147

## INDUSTRIAL PROPERTY



### PROPERTY HIGHLIGHTS

- Site Information
- • Zoned M1 (Manufacturing)
- • Wet Sprinkler System Throughout
- • Dock high and Drive-in
- • 17 Docks and 2 Drive-ins
- • Abundant Parking - 175 Parking Spots
- • Ample Vehicle Parking and Truck Staging with room to grow
- • Flexible building design allows for multiple uses
- Newly built out industrial tech space
- • 49,979 SF
- • 18' Clear Ceiling Height
- • Potential for 100% HVAC

### LOCATION DESCRIPTION

Within walking distance to Oakmont/plum turnpike service plaza which includes Burger King, Starbucks, and Auntie Anne's Pretzels

- 10 minutes to PA Turnpike
- 25 minutes to Downtown Pittsburgh

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,538	46,001	224,425
Total Population	3,628	105,589	508,388
Average HH Income	\$74,093	\$64,441	\$62,783

### CLAYTON MORRIS

Vice President of Development and Leasing  
412.374.1060  
cmorris@sampsonmorrisgroup.com



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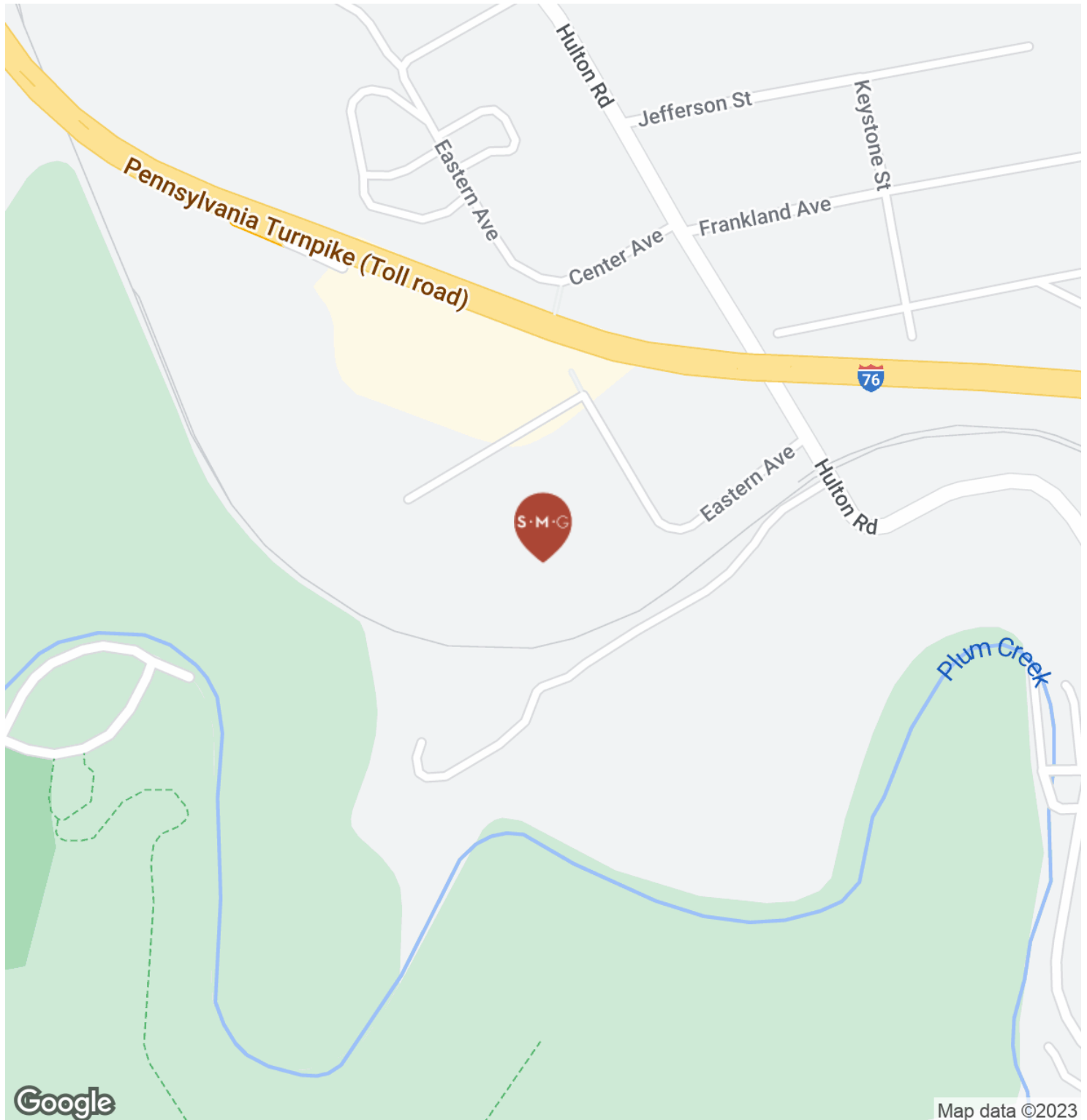
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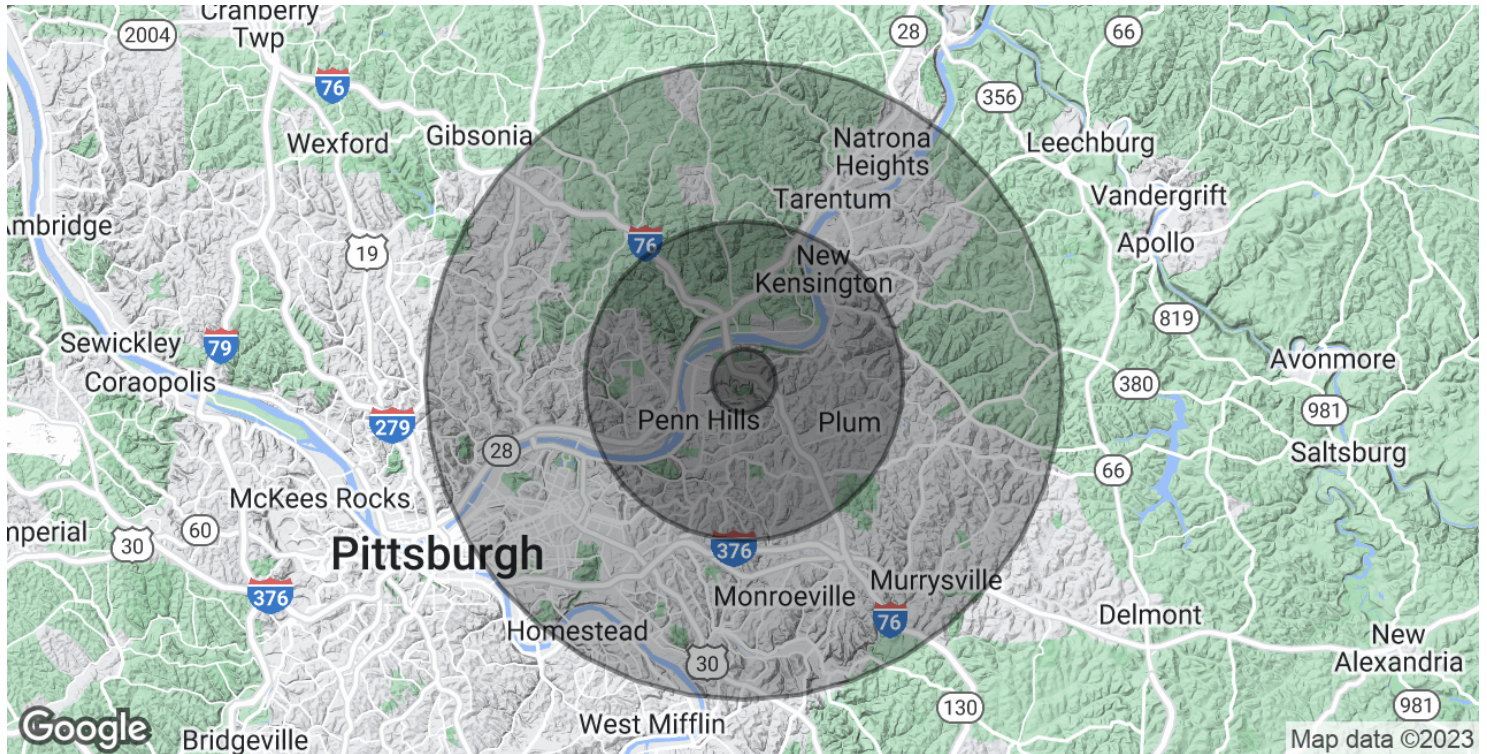
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,628	105,589	508,388
Average Age	43.2	44.5	41.9
Average Age (Male)	41.8	42.9	40.0
Average Age (Female)	44.9	46.0	43.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,538	46,001	224,425
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$74,093	\$64,441	\$62,783
Average House Value	\$221,968	\$147,055	\$155,249

\* Demographic data derived from 2020 ACS - US Census

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