



RETAIL PROPERTY

PLUM RIDGE CENTER

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2800-2822 GOLDEN MILE HWY, PLUM, PA 15239

RETAIL PROPERTY



LOCATION DESCRIPTION

Prime retail space located on high traffic retail corridor of Route 286
Within minutes to Murrysville, Plum and Monroeville
Easy access to PA Turnpike, 376 Parkway East, Route 380, & Route 66

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
Total Population	5,667	28,806	60,720
Average HH Income	\$79,555	\$82,848	\$82,093

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Retail Plaza
- Prime retail space located on a lit intersection high traffic retail corridor in Plum Borough
- Located on the border of Allegheny & Westmoreland Counties
- Easy access to PA Turnpike & 376 Parkway East
- Located along Route 286
- Healthy tenant mix

CLAYTON MORRIS
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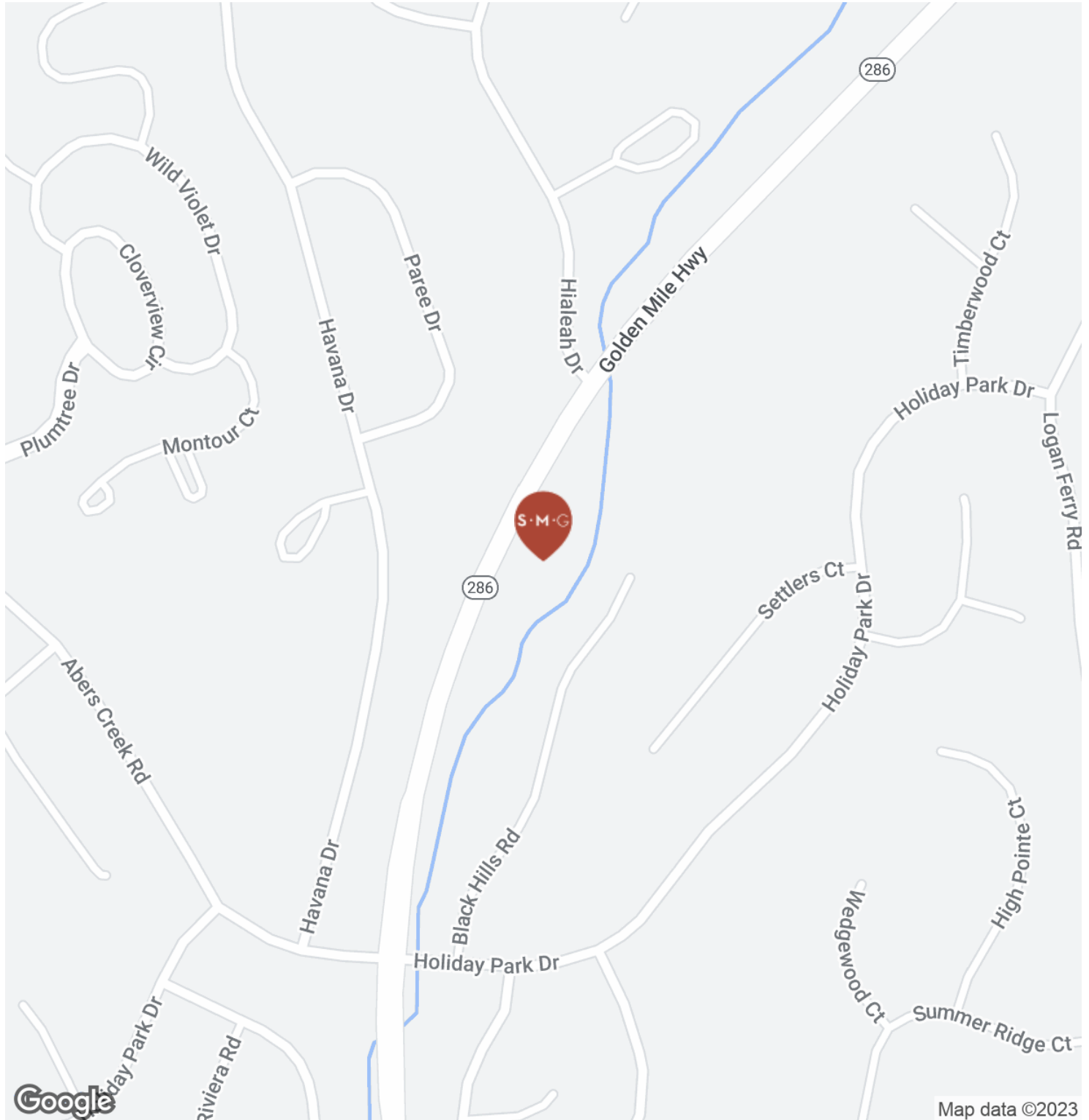
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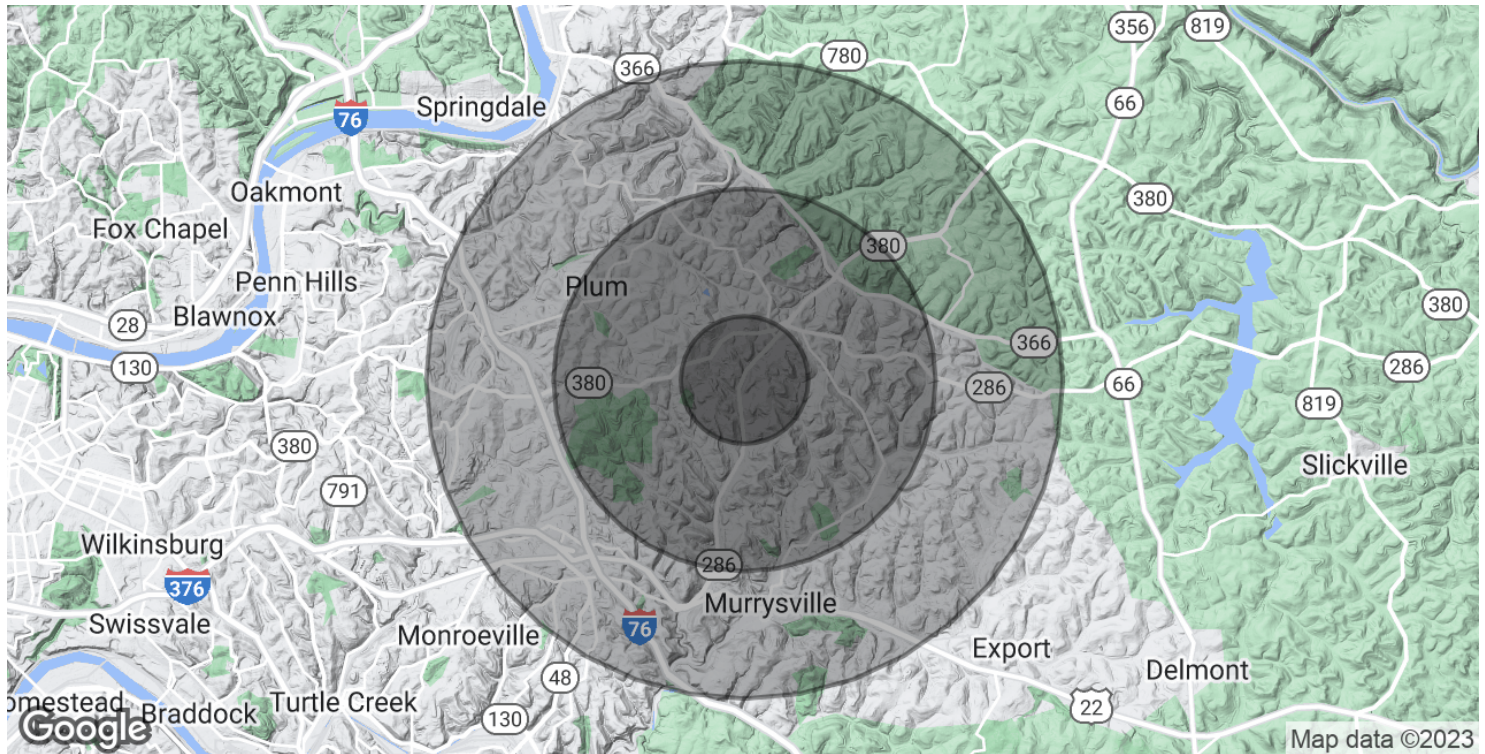
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,667	28,806	60,720
Average Age	41.6	43.3	44.2
Average Age (Male)	39.5	41.7	42.5
Average Age (Female)	42.7	44.1	45.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$79,555	\$82,848	\$82,093
Average House Value	\$156,988	\$171,552	\$180,313

* Demographic data derived from 2020 ACS - US Census

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