

RETAIL PROPERTY

CLOVERLEAF CONVENIENCE CENTER

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195 SHEFFIELD DRIVE, DELMONT, PA 15626

RETAIL PROPERTY



LOCATION DESCRIPTION

Cloverleaf Convenience Center is located at the intersection of Route 22 and Route 66 in Westmoreland County and offers excellent visibility from Route 22 and Interstate 79, with easy access to the Murrysville Business District, the PA Turnpike and the Parkway East Corridor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	757	5,812	16,113
Total Population	1,192	11,505	33,971
Average HH Income	\$62,701	\$78,323	\$84,759

PROPERTY HIGHLIGHTS

- Retail Plaza
- Prime intersection of Route 22 and Route 66 in Westmoreland County
- Excellent visibility from Route 22 and Interstate 79

CLAYTON MORRIS

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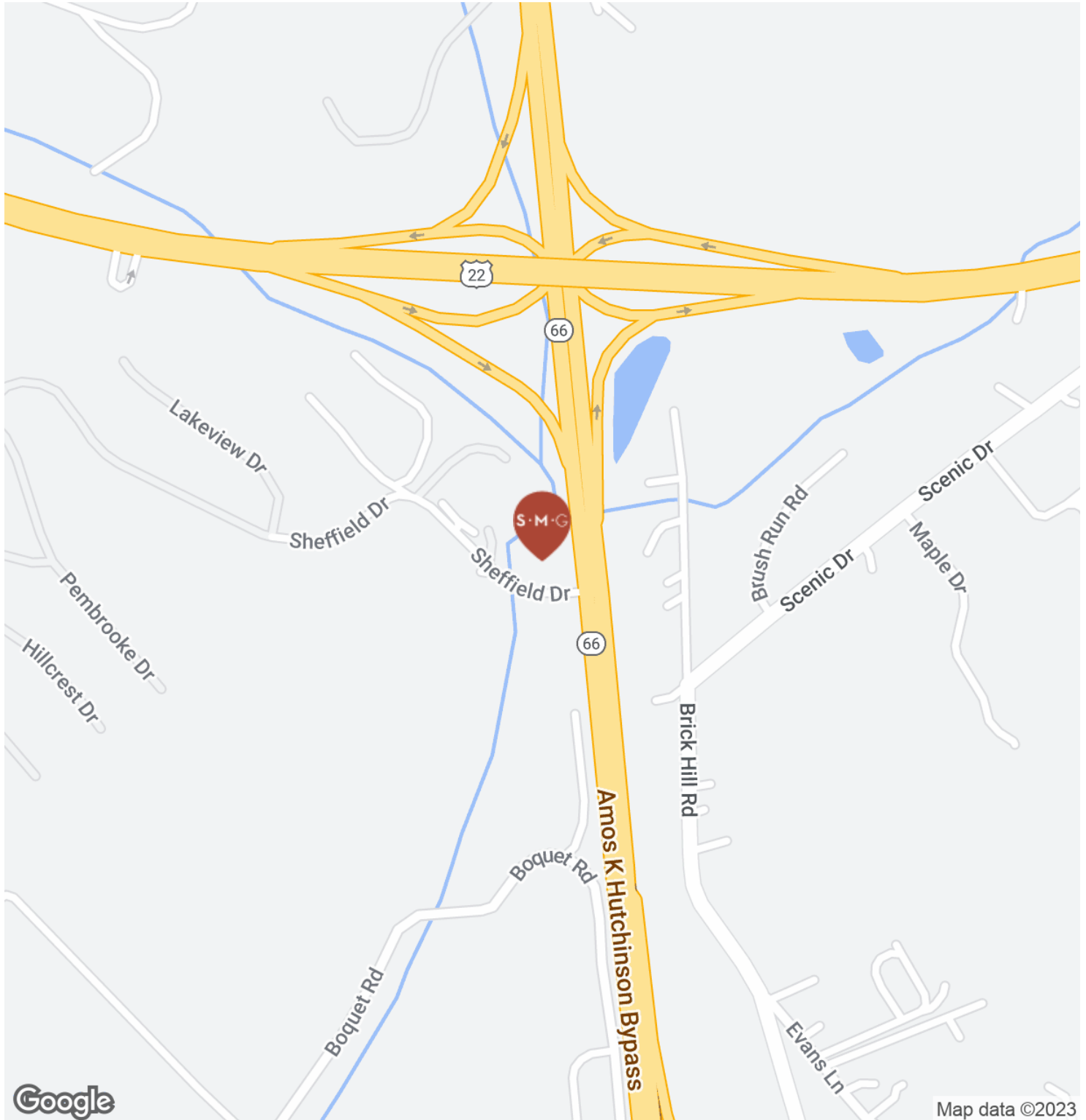
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SAMPSON MORRIS GROUP

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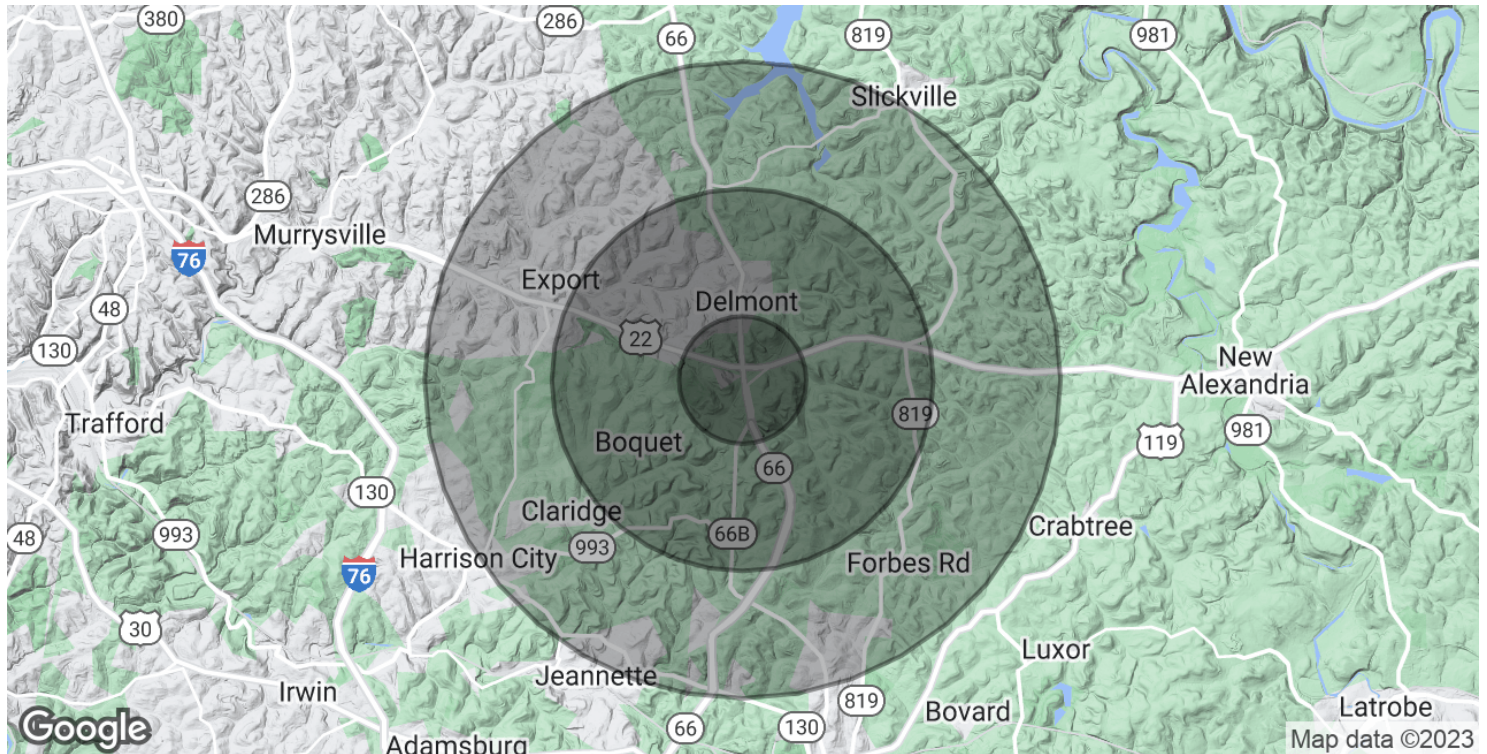
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,192	11,505	33,971
Average Age	59.9	48.2	47.9
Average Age (Male)	60.9	48.9	46.7
Average Age (Female)	59.6	48.7	48.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	757	5,812	16,113
# of Persons per HH	1.6	2.0	2.1
Average HH Income	\$62,701	\$78,323	\$84,759
Average House Value	\$105,170	\$182,973	\$196,374

* Demographic data derived from 2020 ACS - US Census

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