



RETAIL PROPERTY

# PRESQUE ISLE PLAZA

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900-932 PRESQUE ISLE DRIVE, PLUM, PA 15239

## RETAIL PROPERTY



### LOCATION DESCRIPTION

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

Space can be modified to fit your retail needs.

### PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Retail Plaza
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Healthy tenant mix

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,045    | 12,410   | 27,086   |
| Total Population  | 7,760    | 31,338   | 68,095   |
| Average HH Income | \$76,351 | \$82,468 | \$83,475 |

### CLAYTON MORRIS

Vice President of Development and Leasing  
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**CLAYTON MORRIS**

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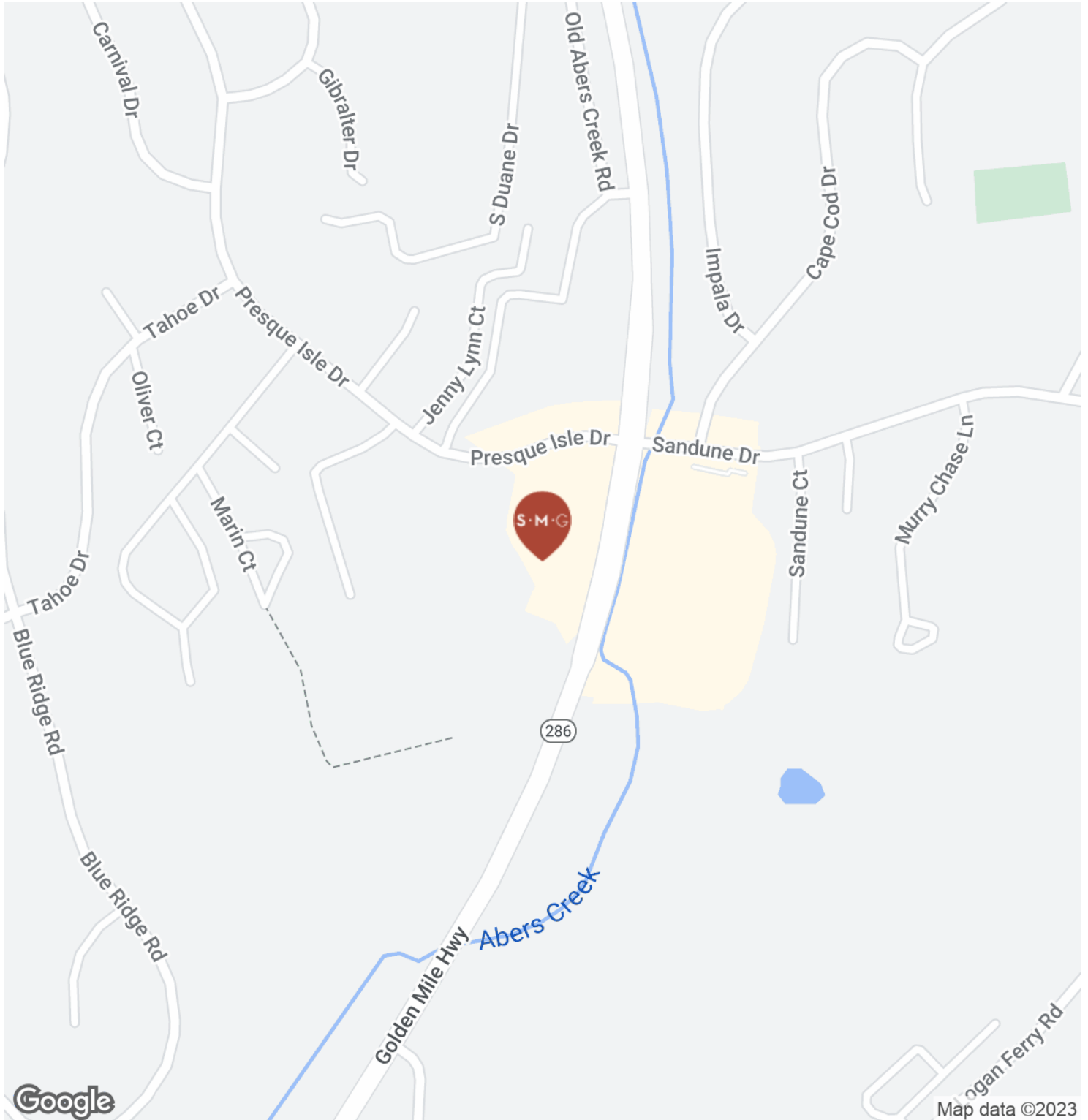
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**SAMPSON·MORRIS** GROUP

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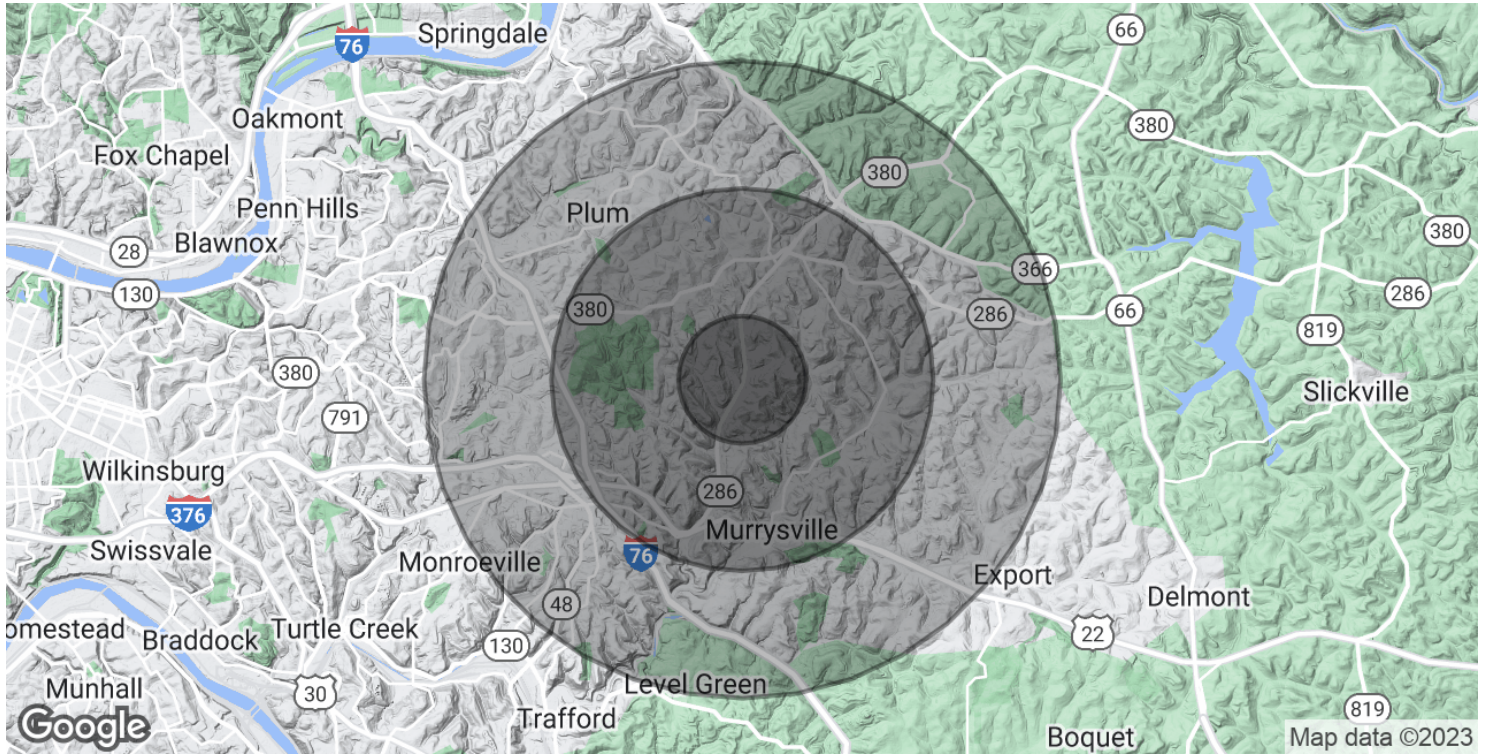
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,760  | 31,338  | 68,095  |
| Average Age          | 38.0   | 43.7    | 44.4    |
| Average Age (Male)   | 36.5   | 41.9    | 42.6    |
| Average Age (Female) | 38.6   | 44.8    | 45.8    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,045     | 12,410    | 27,086    |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$76,351  | \$82,468  | \$83,475  |
| Average House Value | \$132,754 | \$171,287 | \$183,692 |

\* Demographic data derived from 2020 ACS - US Census

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