



OFFICE BUILDING

# SANDUNE DRIVE

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140 SANDUNE DRIVE, PLUM, PA 15239

## OFFICE BUILDING



### LOCATION DESCRIPTION

Located along Route 286 Minutes from PA turnpike and 376 Parkway East

### PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Healthy tenant mix
- Plenty of parking
- Prime Office space located off of a lit intersection in Plum Borough
- Located on the border of Allegheny & Westmoreland Counties
- Easy access to PA Turnpike & 376 Parkway East

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,612	26,062	130,244
Total Population	6,617	65,606	307,430
Average HH Income	\$78,830	\$83,987	\$65,108

### CLAYTON MORRIS

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

### JEFF WEINER

412.373.8900  
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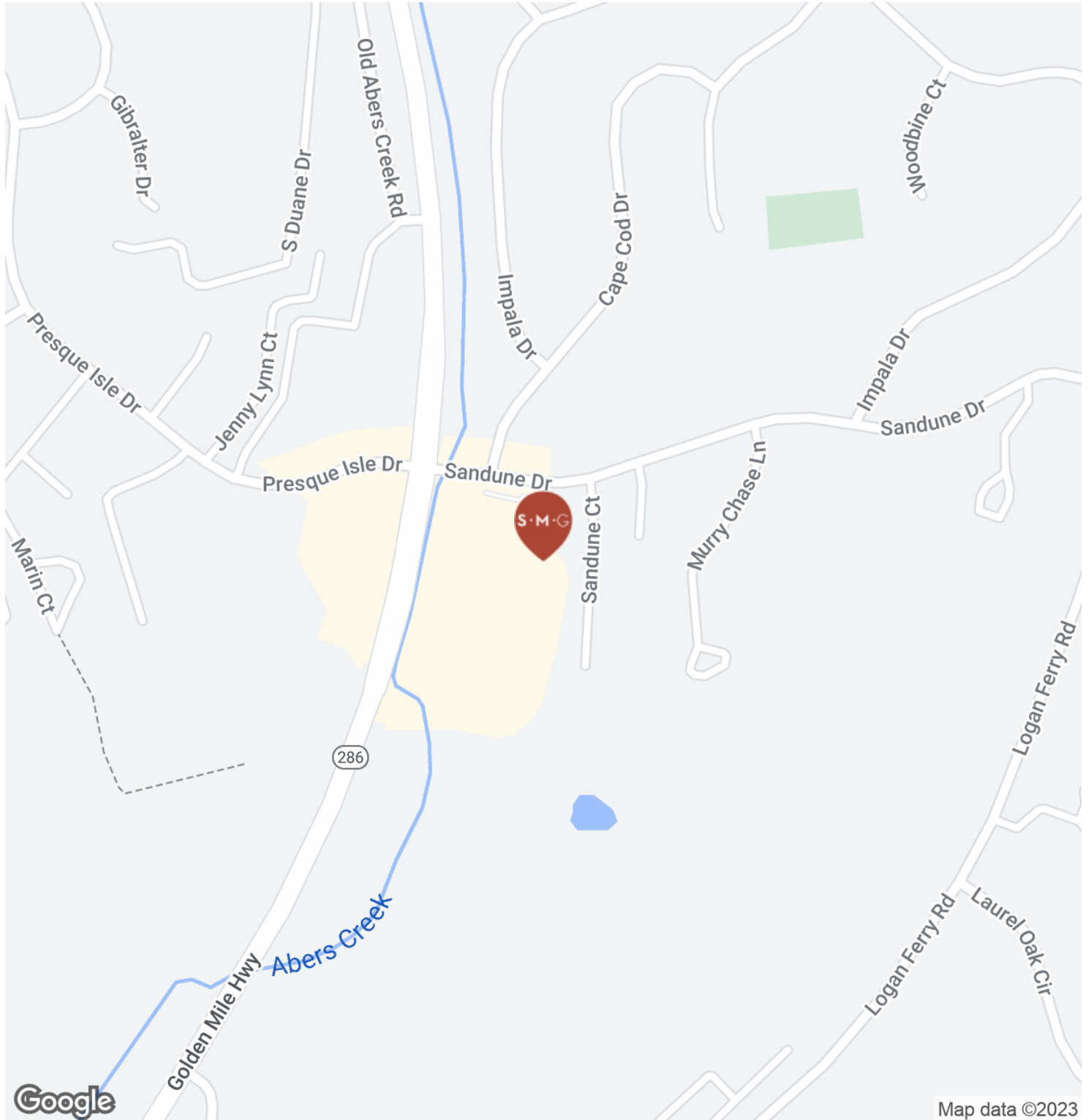
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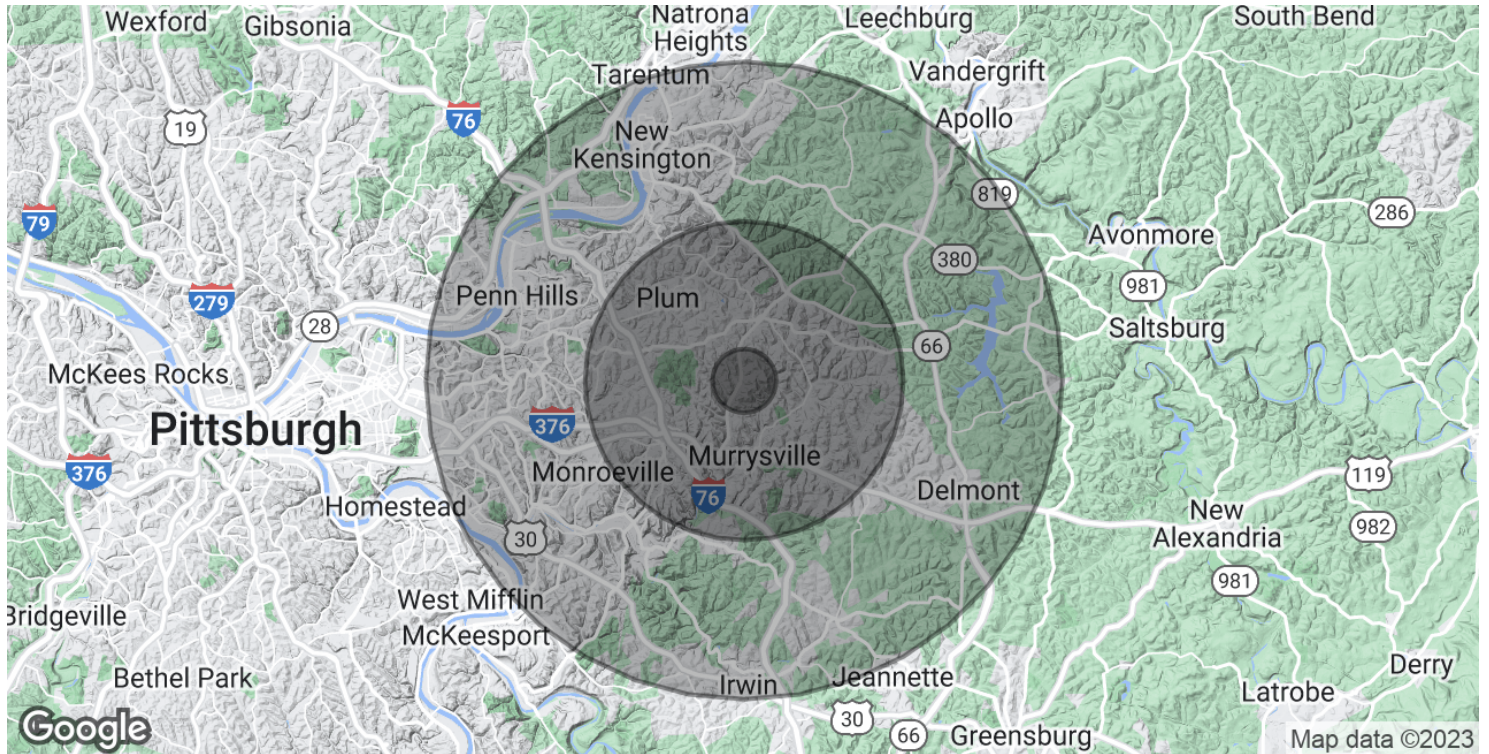
SAMPSON·MORRIS GROUP



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,617	65,606	307,430
Average Age	38.8	44.4	44.2
Average Age (Male)	37.3	42.6	42.1
Average Age (Female)	39.5	45.8	46.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,612	26,062	130,244
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$78,830	\$83,987	\$65,108
Average House Value	\$135,986	\$186,012	\$143,513

\* Demographic data derived from 2020 ACS - US Census

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