

SANDUNE DRIVE 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 ٠
- 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

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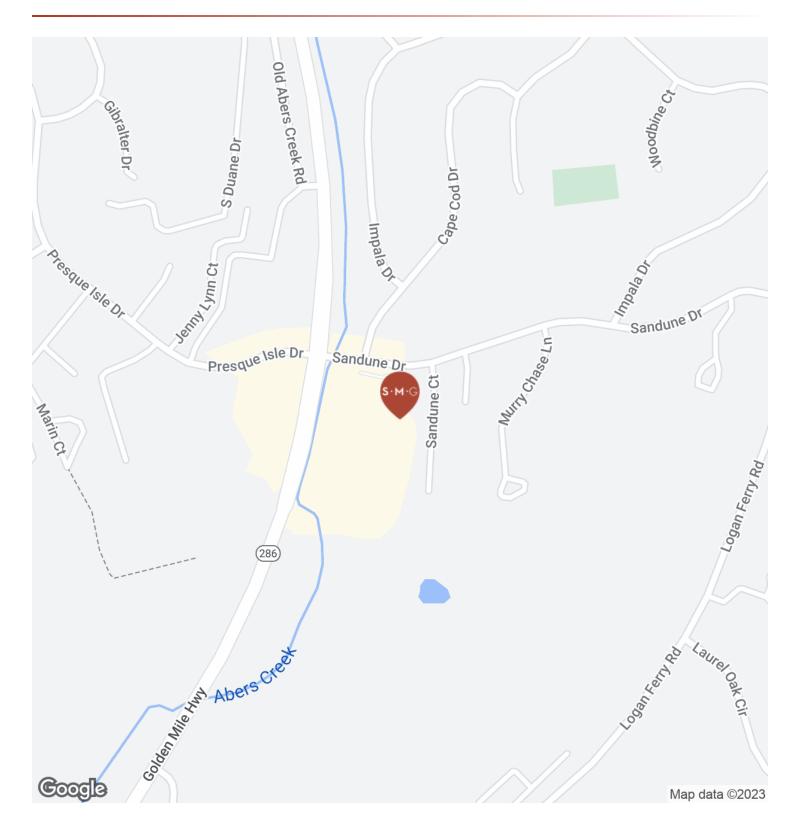
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Wexford Gibs	onia Natrona Heights Tarentum 76 New Kensington	Leechbúrg Vandergrift Apollo 819	South Bend
79 279 McKees Rocks	28 Penn Hills Plum	380	Avonmore 981 Saltsburg
Pittsbu	Homestead 30	Delmont	119 New Alexandria 981
Bethel Park	West Mifflin McKeesport Irwin	Jeannette 30 66 Greensbu	rg Derry Map data ©2023

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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