

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

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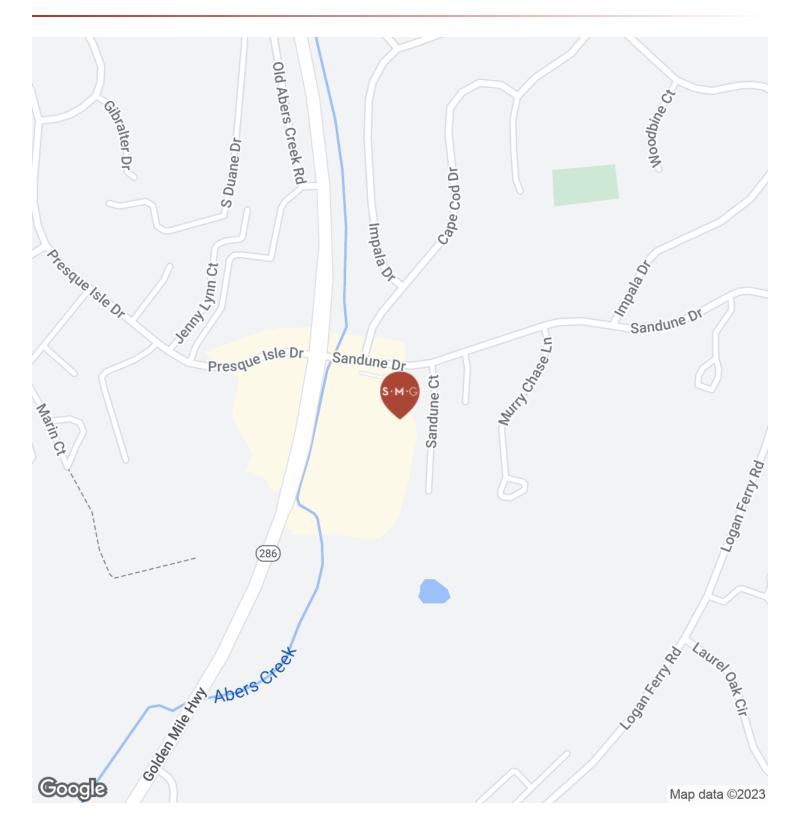
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| Wexford Gibs | onia Natrona Heights Tarentum 76 New Kensington | Leechbúrg Vandergrift Apollo 819 | South Bend |
|---------------------------|---|---|---------------------------------|
| 79 279 McKees Rocks | 28 Penn Hills Plum | 380 | Avonmore 981 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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