



OFFICE BUILDING

# CENTURY BUSINESS PARK



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ROUTE 19 AND ERHMAN ROAD, CRANBERRY TOWNSHIP, PA 16066

OFFICE BUILDING



PROPERTY DESCRIPTION

Century Business Park is a well-located office flex development with a flexible floor plate and local amenities including an onsite Sheetz, and the nearby YMCA along with the many dining and retail options in greater Cranberry. Included in the office rate is a standard office buildout and the space can be modified to fit your businesses needs.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	829	21,386	53,034
Total Population	2,448	55,632	141,123
Average HH Income	\$113,089	\$96,586	\$102,613

PROPERTY HIGHLIGHTS

- 5 parking spaces per 1,000 SF
- Visibility from I-79 and Route 19 with signage potential
- Accessibility to I-79 and I-76 situated between I-79 interchanges
- Cranberry location without the frustration of Route 19 congestion

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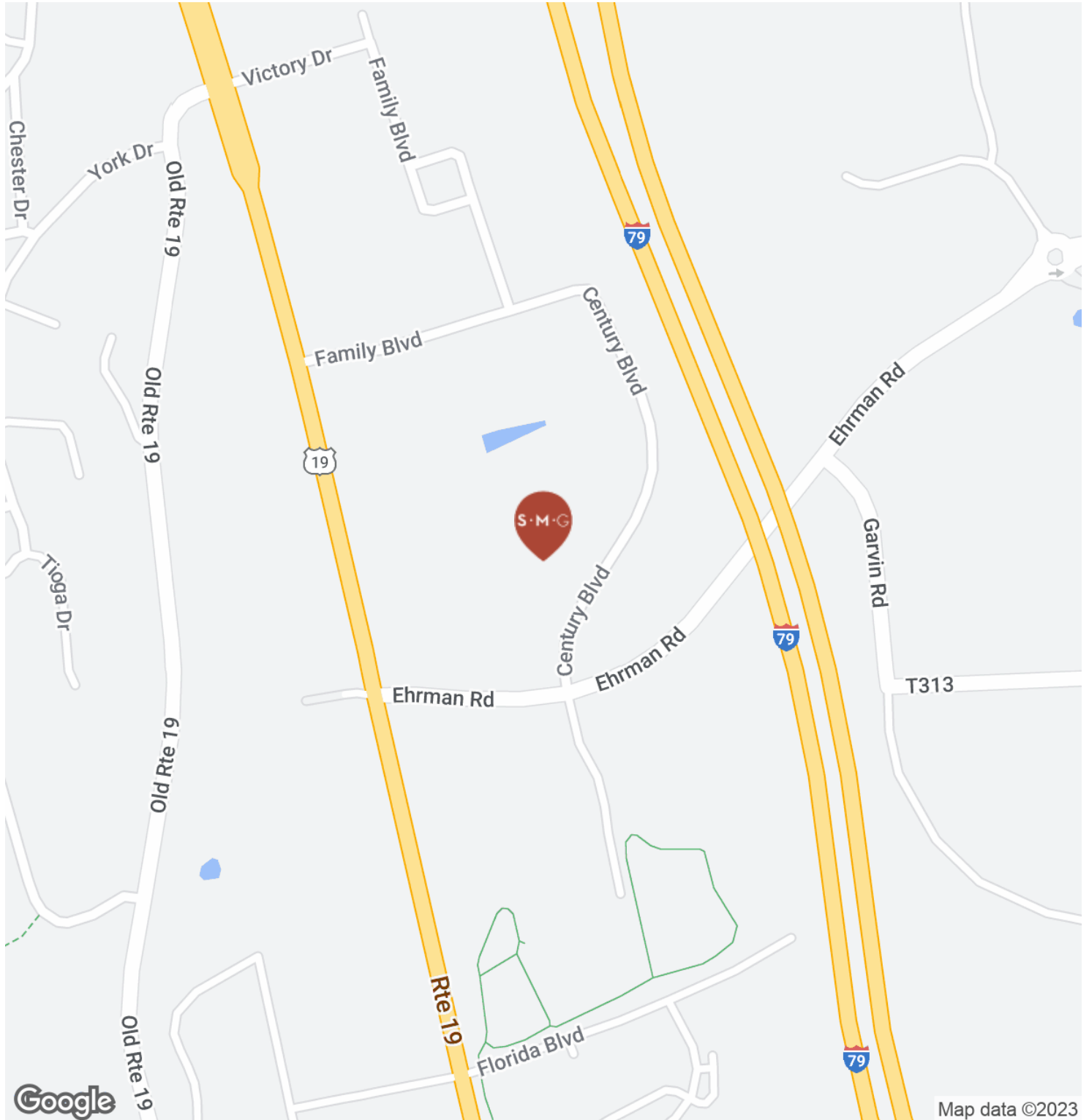
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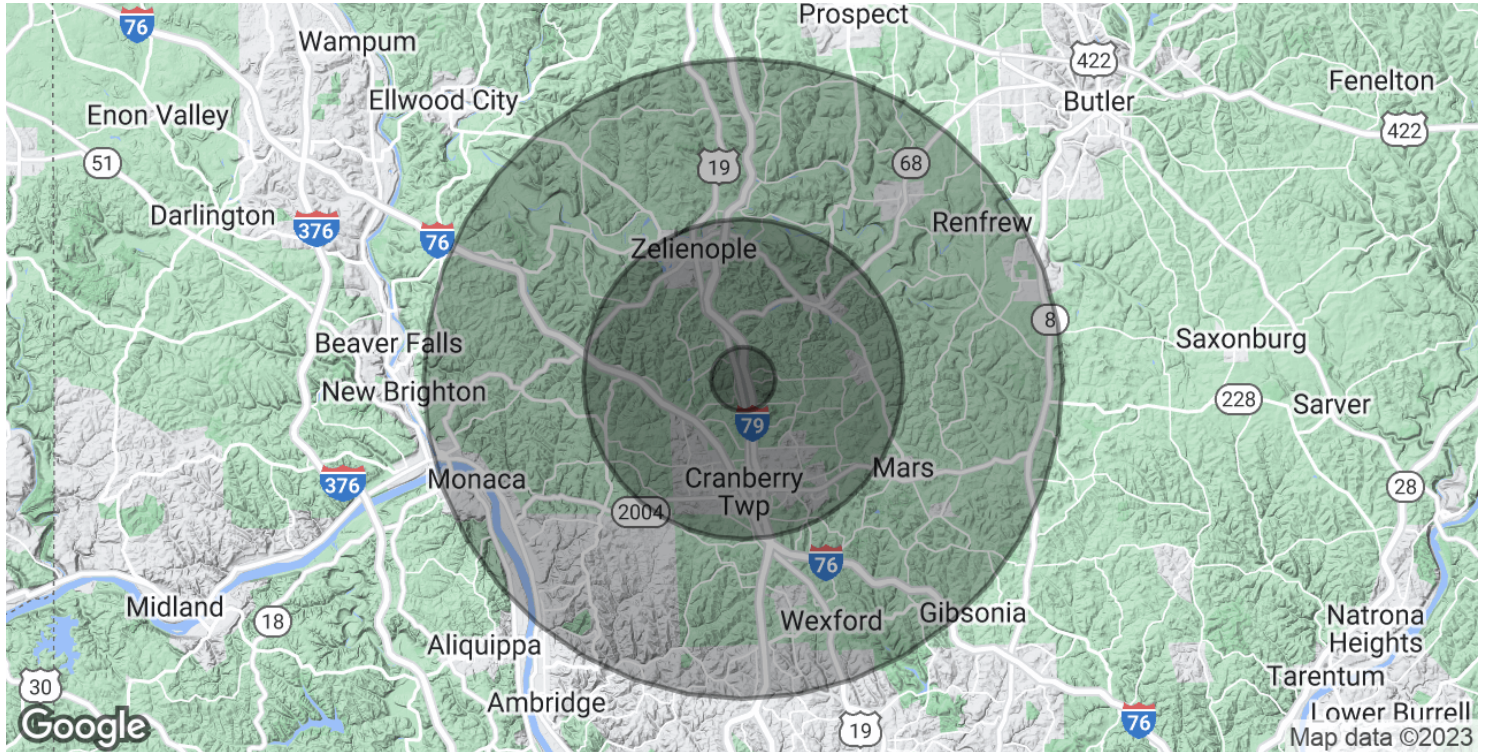
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,448	55,632	141,123
Average Age	37.1	39.1	41.0
Average Age (Male)	37.0	38.4	40.1
Average Age (Female)	37.3	39.6	41.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	829	21,386	53,034
# of Persons per HH	3.0	2.6	2.7
Average HH Income	\$113,089	\$96,586	\$102,613
Average House Value		\$233,949	\$261,756

\* Demographic data derived from 2020 ACS - US Census

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