



INDUSTRIAL PROPERTY FOR LEASE

CRANBERRY COMMERCE CENTER

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300 COMMERCE PARK DRIVE, CRANBERRY TOWNSHIP, PA 16066

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PROPERTY DESCRIPTION

Cranberry Commerce Center was built with the office flex user in mind. The location can accommodate office users or flex users. Dock options are available.

Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs.

PROPERTY HIGHLIGHTS

- Zoned SU-1 (Special Use)
- Dock High and Drive-in Possible
- Located off Route 19
- Minutes from I-76 PA Turnpike and I-79
- Healthy Tenant Mix
- Abundant parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Building Size:	61,366 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,999	12,206	22,215
Total Population	5,142	32,752	60,723
Average HH Income	\$86,504	\$103,688	\$115,135

CLAYTON MORRIS

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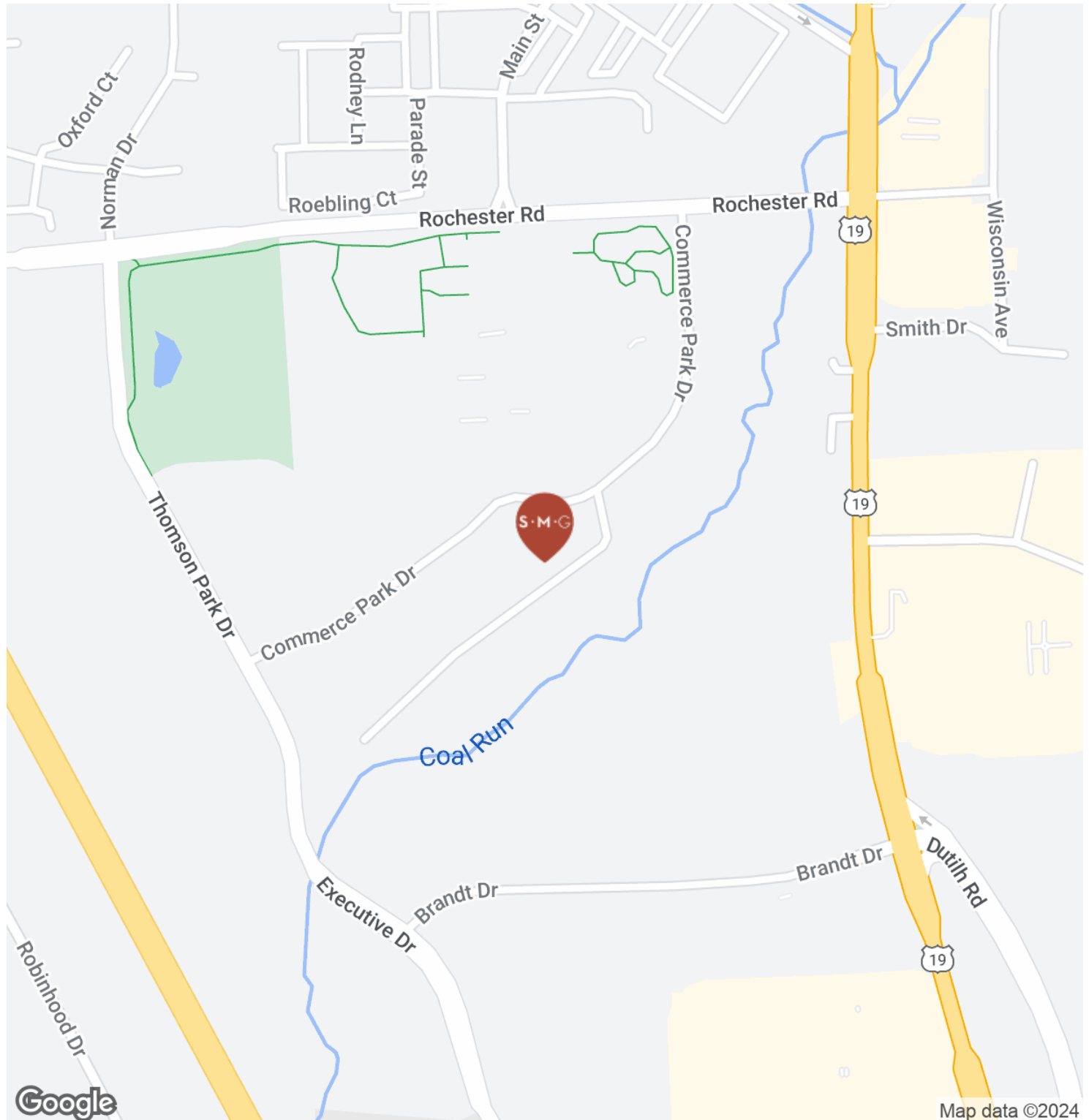
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SAMPSON MORRIS GROUP

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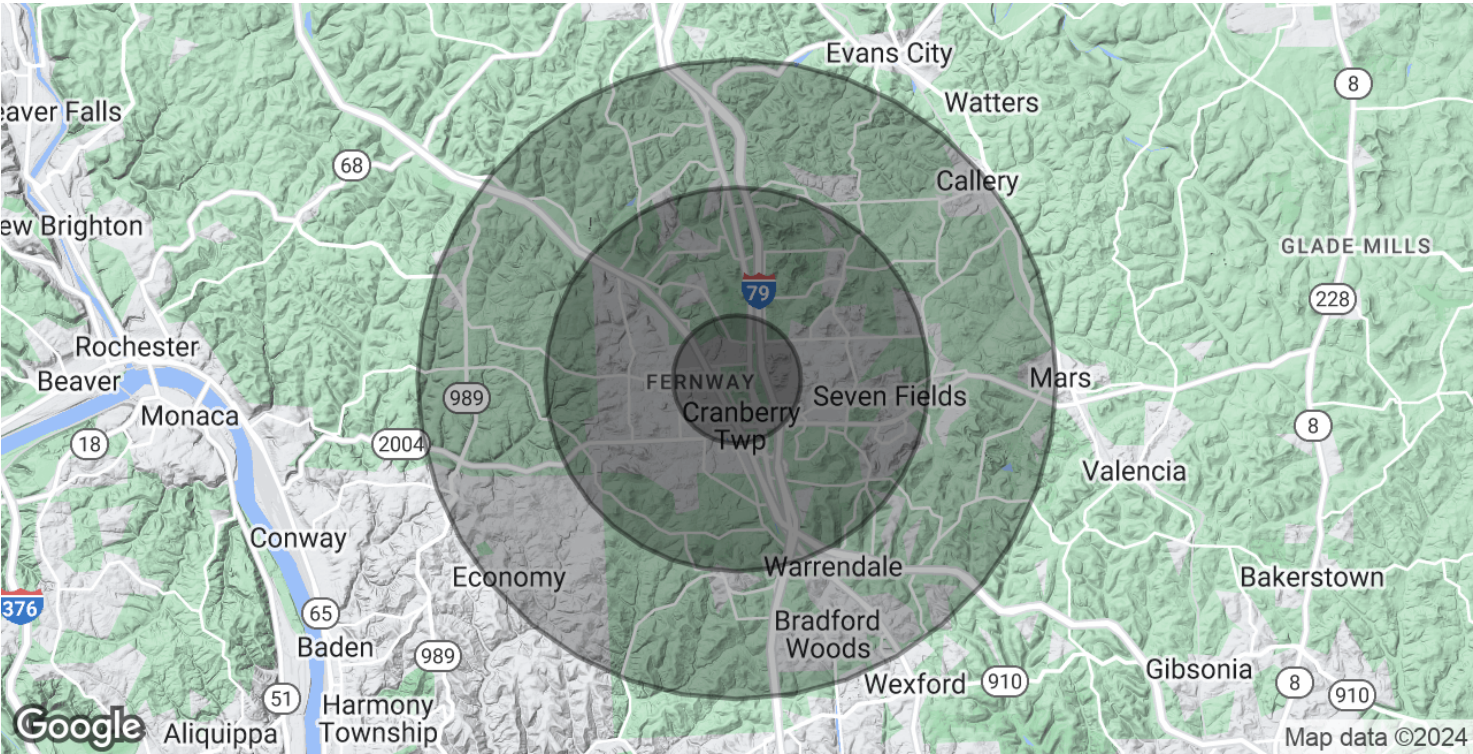
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,142	32,752	60,723
Average Age	39.2	37.8	38.8
Average Age (Male)	36.7	37.1	38.4
Average Age (Female)	40.5	38.3	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,999	12,206	22,215
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$86,504	\$103,688	\$115,135
Average House Value	\$184,957	\$242,443	\$278,130

* Demographic data derived from 2020 ACS - US Census

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