



BEILER-CAMPBELL COMMERCIAL REALTY

OFFICE~INDUSTRIAL~FLEX~LAND~RETAIL~DEVELOPMENT~INVESTMENT

610-444-7770

www.beilercampbellcommercial.com

RETAIL/OFFICE SPACE



FOR LEASE

- PUBLIC WATER/SEWER
- PARKESBURG BOROUGH
- TAXES: \$11,286 ENTIRE PARCEL 2009
- ZONING: C
- PARCEL #08-05-0098
- ACREAGE: 0.28
- MLS #5487847/5657730
- TOTAL BLDG SF: 14,106

428 W 1ST AVENUE STE A & B | PARKESBURG | PA |

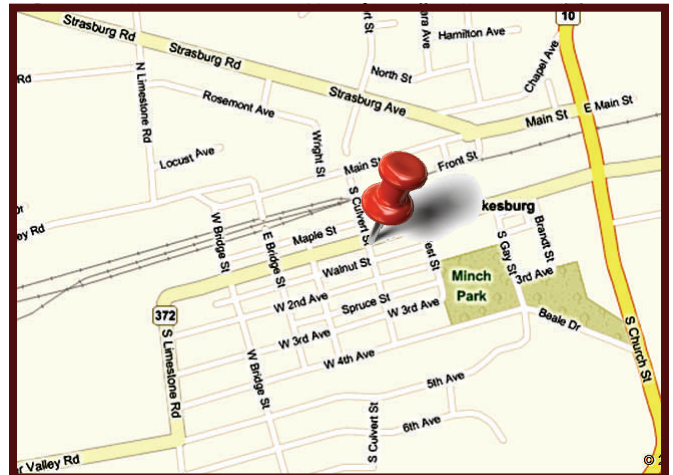
Suite A: NEWLY REMODELED and REFURBISHED BUSINESS CENTER: Newly constructed and refurbished office and retail space conveniently located in the heart of historic Parkesburg, PA 900sq ft - 1600 square feet total available for Lease. Suite A is the larger of the two suites available. Established retail location with both private 25 car capacity and street parking. Modified Net Lease.

Suite B: NEWLY REMODELED AND REFURBISHED BUSINESS CENTER: Newly constructed and refurbished office and retail space conveniently located in the heart of historic Parkesburg, PA. Suite B features: 924sf leasable space. This well-established retail location experiences high-traffic and has 25 car private parking as well as on-street parking available. Modified Net Lease.



BILL CAMP

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PROPERTY SUMMARY

	3 Miles	5 Miles	7 Miles
Population Density	425.0	436.9	408.8
Age	37.8	36.7	36.6
Housing Units - Vacant	5.8%	5.3%	5.6%
Marital Status - Now Married	59.2%	57.8%	55.4%
Total Population Age 25+	7,844	22,080	40,316
Education - Bachelor's Degree	17.3%	16.8%	16.4%
Education - Graduate Degree	10.1%	9.4%	9.3%
Median Household Income	62647	60366	58202
Average Vehicles per Household	2.0	1.9	1.8
TRENDS - Comparison of 2009 to 2014			
Population	7.9%	6.0%	5.5%
Households	11.6%	9.4%	8.8%
Household Size	2.68>2.60	2.78>2.70	2.79>2.70
Median Age (Base 39)	+3.2%	+2.7%	+2.8%
Total Housing Units	+10.5%	+8.1%	+7.4%
Owner Occupied Units	+8.8%	+7.7%	+7.3%
Renter Occupied Units	+21.0%	+15.0%	+12.7%
Vacant Housing Units	-6.0%	-14.9%	-16.0%
TRAFFIC COUNTS			
	Traffic Counts	Type of Count	Distance (Miles)
W 1st Avenue/Culvert	7,452	ADT	.13
W 1st Avenue/Brandt	7,800	AADT	.23

