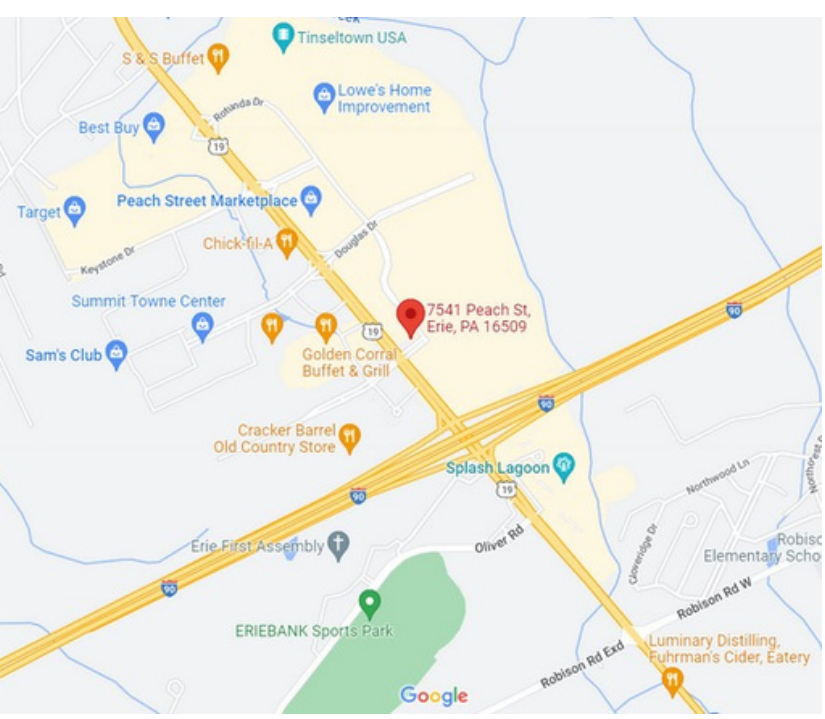


## DESCRIPTION

- Outparcel site available with outstanding access & visibility
- At entrance to Super Walmart and Home Depot
- Up to 4,000 Sq. Ft. Building
- Signalized access



## MAP

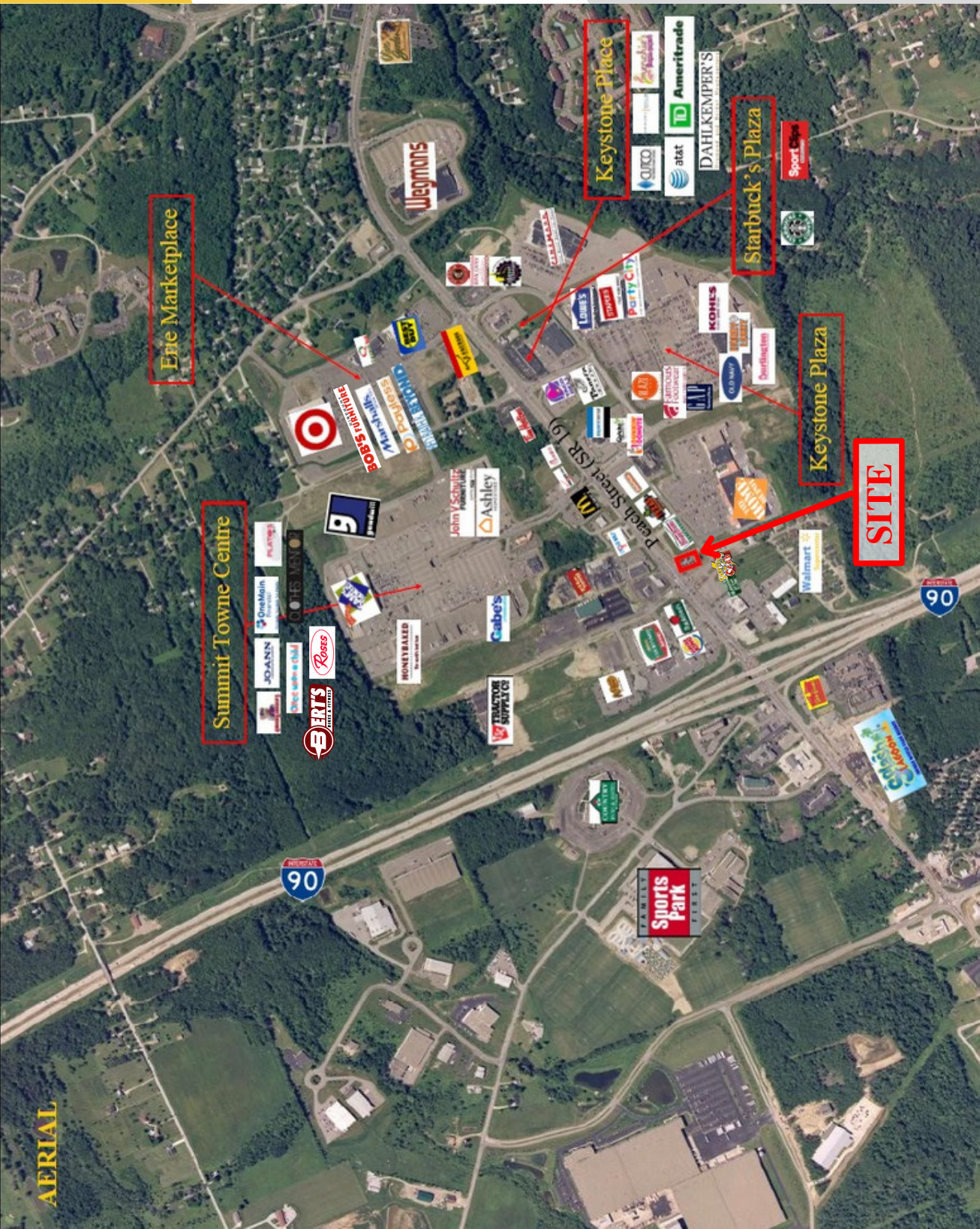


## PROPERTY HIGHLIGHTS

<b>LEASE PRICE:</b>	Contact Broker (Negotiable)		
<b>PROPERTY GLA:</b>	0.561 available		
<b>LOCATION TYPE:</b>	Outparcel Site		
<b>TRAFFIC COUNT:</b>	34,000 VPD on Peach St.		
<b>DEMO SNAPSHOT:</b>	5 MILE	7 MILE	10 MILE
<b>POPULATION</b>	126,680	174,651	204,356
<b>MEDIAN HH INCOME</b>	\$68,485	\$66,660	\$69,030

**FOR MORE INFORMATION PLEASE CONTACT**  
**Drew R. Baldwin** P: 814-454-4541 ext. 235  
 Broker Of Record dbaldwin@baldwinbros.com





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