



733-735 Centre Street

Ashland, Pennsylvania

Property Highlights

- Two commercial buildings currently connected by two doorways but can easily be separated for multi tenancy
- 7,200 SF total square footage on 0.38 acre lot
- Designated parking lot in rear of buildings with 26 lined spaces
- Traffic count on Centre Street: 7,854 VPD
- Both buildings have central air conditioning served by rooftop units
- Public water and sewer
- PVC membrane roof

733 Centre Street

- 3,944 SF two-story office building
- Divided for first and second floor tenancy
- Gas hot water heat

735 Centre Street

- 3,256 SF well maintained vintage bank building
- Built in 1921
- Dramatic vaulted stained glass ceiling
- Iconic walk in vault
- Drive-thru lane
- Recently installed 1,227 MBH natural gas fired steam boiler



LEASE RATE **NEGOTIABLE**

For more information:

Chris Matus

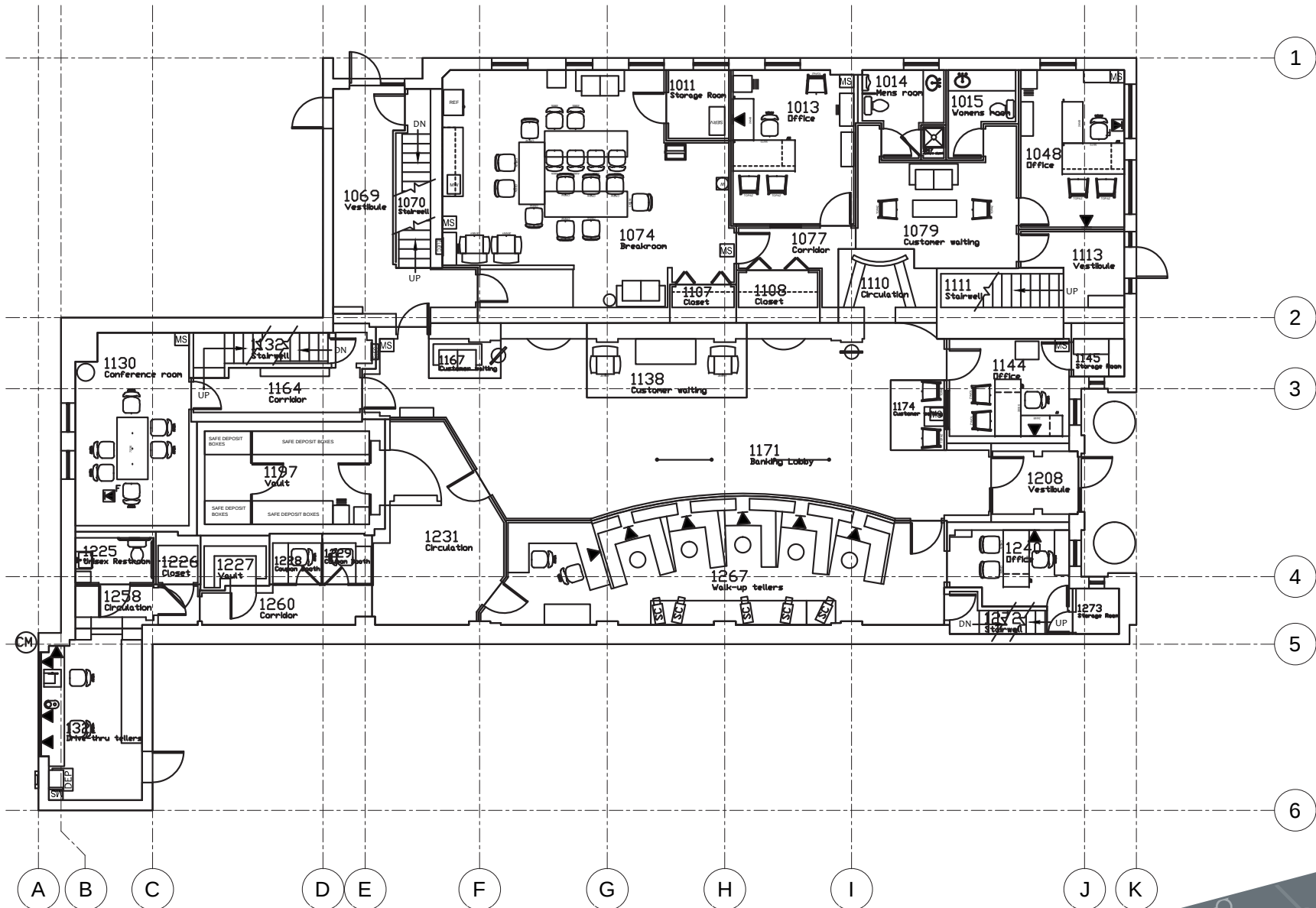
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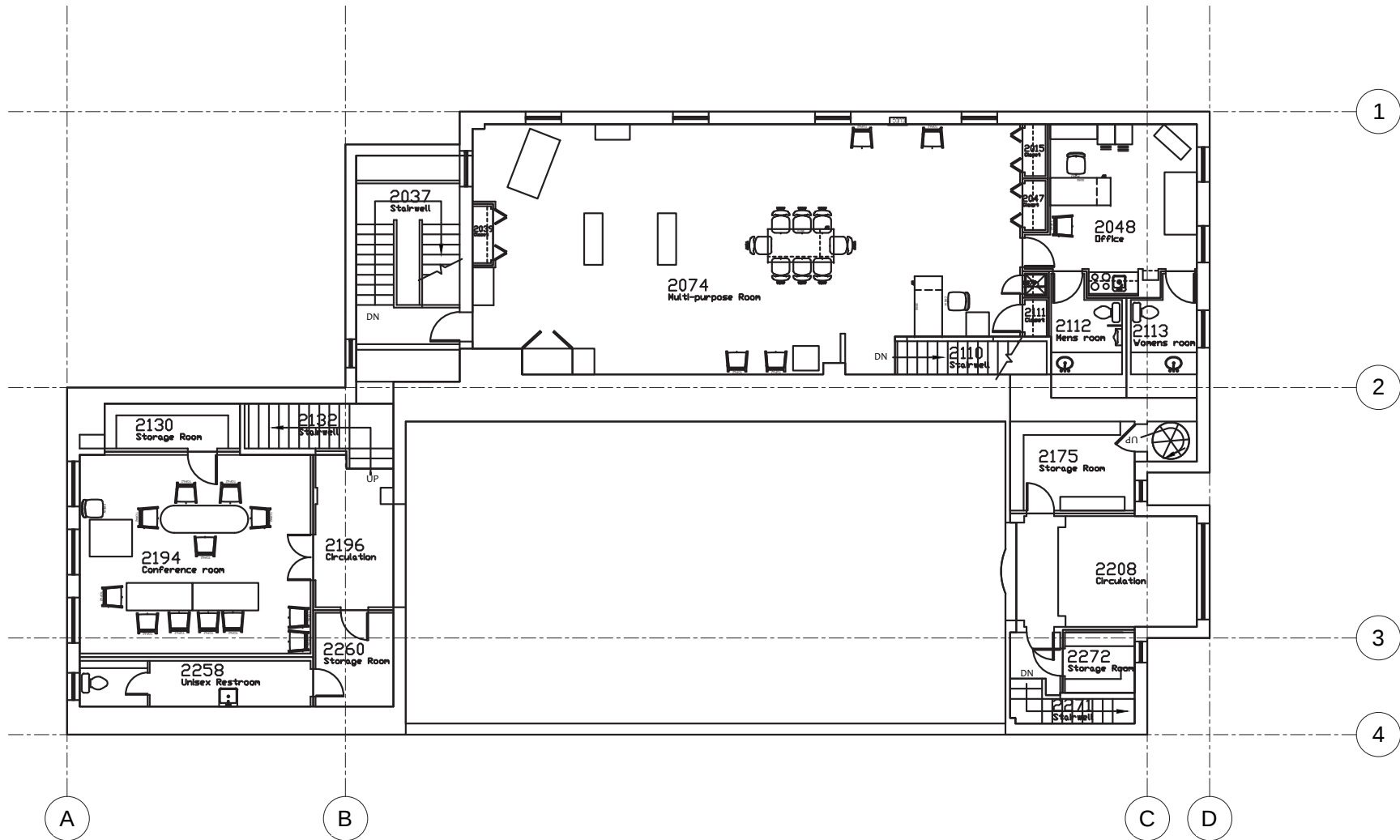
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Floorplan - 2nd Floor

735 Centre Street, Ashland, PA



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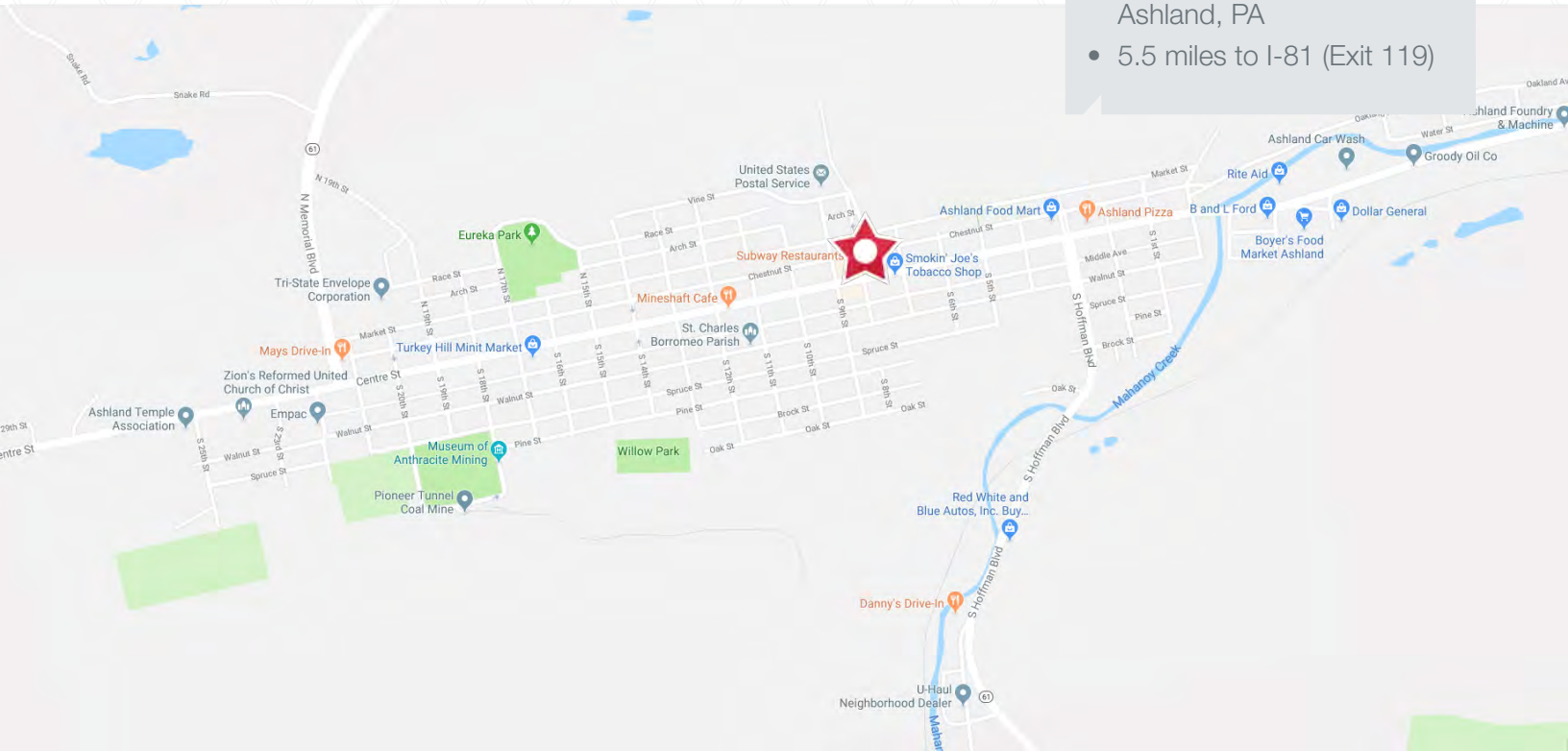
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LOCATION INFORMATION

733-735 Centre Street

- Located on Centre Street (Route 54) in the center of Ashland, PA
- 5.5 miles to I-81 (Exit 119)



Population

	1 mile	3 miles	5 miles
Total Population	2,696	8,864	17,530
Population (Male)	1,308	5,099	9,329
Population (Female)	1,388	3,765	8,201
Median Age	46	44	45

Households & Income

	1 mile	3 miles	5 miles
Total Households	1,309	2,852	7,303
# of Persons per Household	2.20	2.30	2.20
Median Household Income	\$40,282	\$48,075	\$44,116
Median Home Value	\$61,768	\$79,166	\$74,912



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