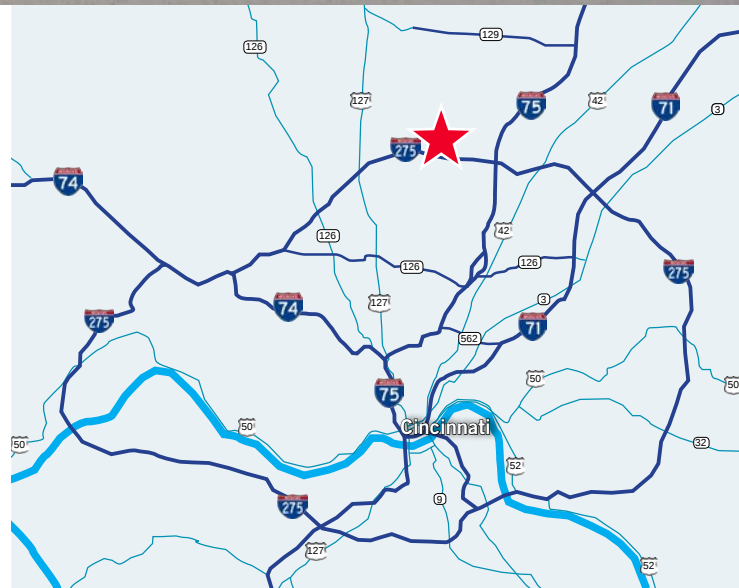


PRICE REDUCED**4,724 SF Building - 0.51± Acres****Sale Price: \$425,000****Property Highlights**

- **FOR SALE!**
- High visibility, corner site at Route 4 & Crescentville Rd.
- Traffic counts: **53,000 vpd**
- Great for Redevelopment
- ¼ mile from Exit 41 off I-275

**Terry Ohnmeis**
Associate

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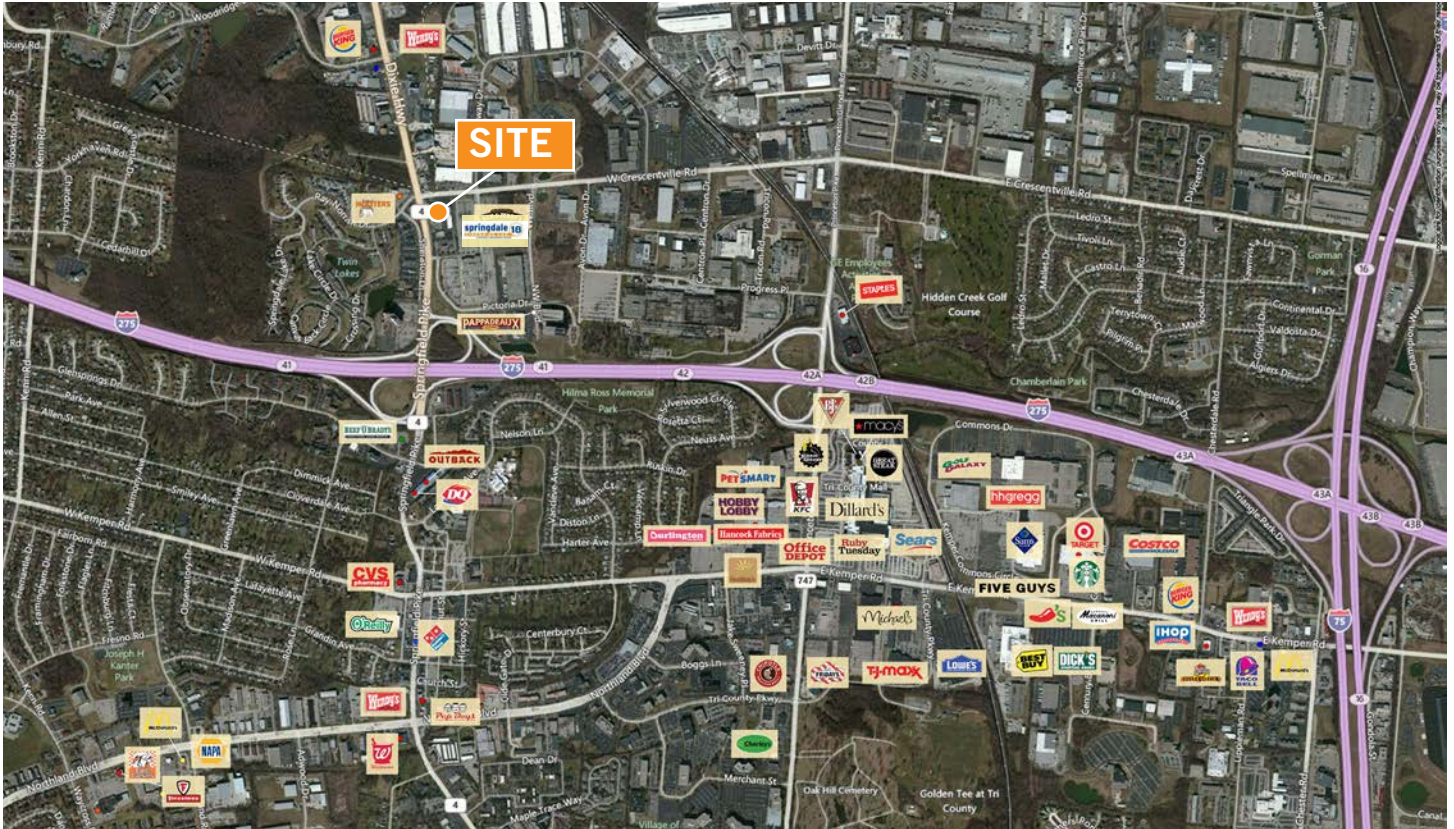
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Aerial / Location Map



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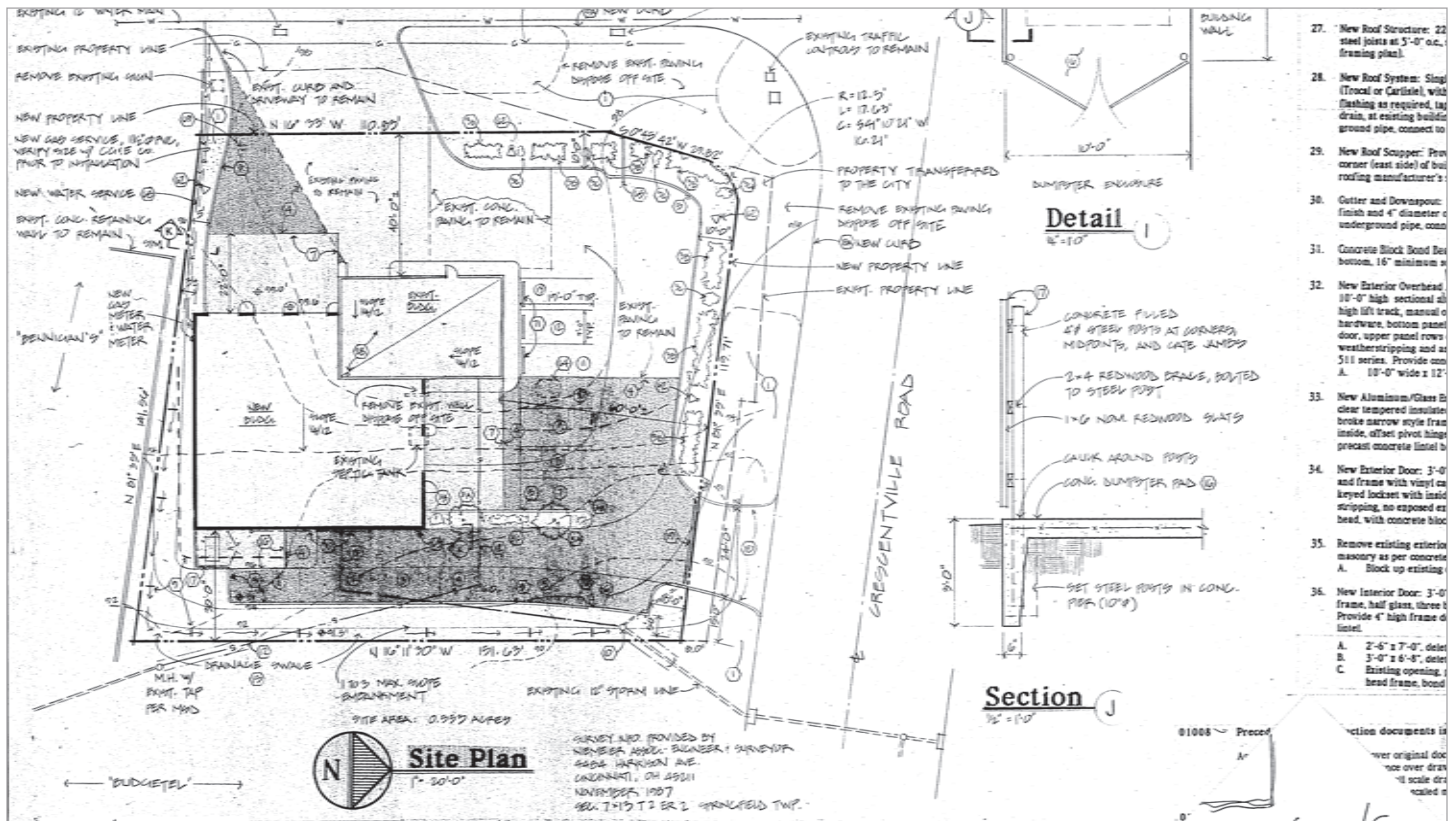
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Site Plan



Demographics

	1 Mile	3 Mile	5 Mile
Population	6,366	54,348	141,177
AVG. HH Income	\$56,908	\$61,585	\$71,271
EST. Households	2,849	22,643	56,406

Traffic Counts

Route 4 (Springfield Pike)	53,000 ADT
W Crescentville Rd:	12,000 ADT



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