



BERKSHIRE HATHAWAY
HomeServices
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Middlesex Crossing

Located in Middlesex Township
Route 8 and Route 228
Valencia, PA 16059



Nancy Kaclik, REALTOR®
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Cranberry Office
730 Parkwood Drive • Cranberry Twp

Middlesex Crossing

Commercial Lot Glossary

Lot C-1A: \$1,100,000 - 2.02 acres
Proposed quick-service restaurant

Lot C-1B: \$1,200,000 - 2.21 acres
Proposed sit-down restaurant

Lot C-1C: \$1,100,000 - 1.10 acres
Proposed quick-service restaurant

Lot C-1D: \$1,600,000 - 0.83 acres
Proposed bank with drive-thru

Lot C-1E: \$650,000 - 0.50 acres
Proposed coffee shop

Lot C-2A: \$1,855,000 - 2.00 acres
Proposed pharmacy

Lot C-2B: NOW LEASING!
Proposed strip mall center with shops and restaurants

Lot C-2C: \$1,750,000 - 3.50 acres
Proposed gas station with convenience store

Lot C-2D: \$1,050,000 - 1.33 acres
Proposed professional office building

Lot C-3A: \$2,050,000 - 8.57 acres
Proposed grocery store with attached spirits shop, eatery, or specialty store

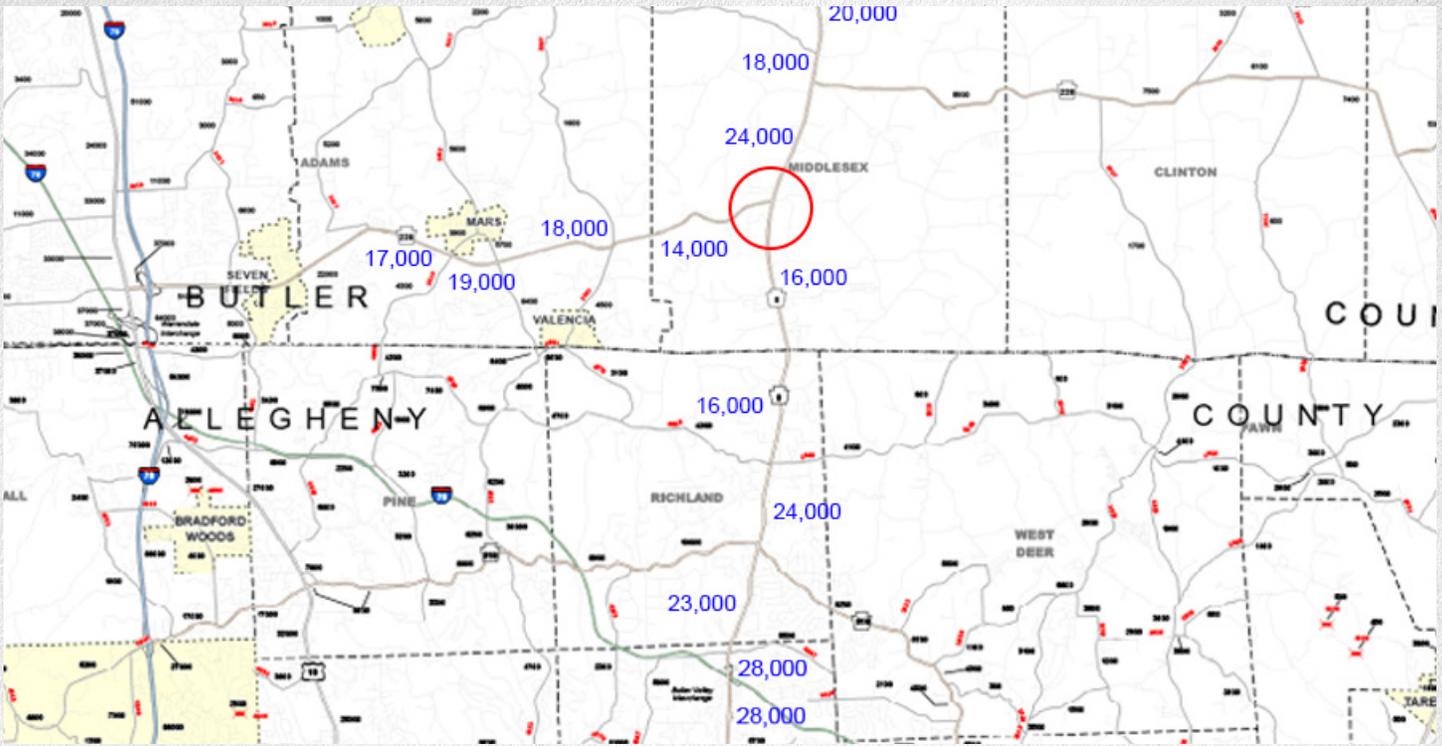
Lot C-3B: \$1,050,000 - 4.51 acres
Proposed medical or professional office building

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Traffic Information for Site Area



Community Information for Site Area

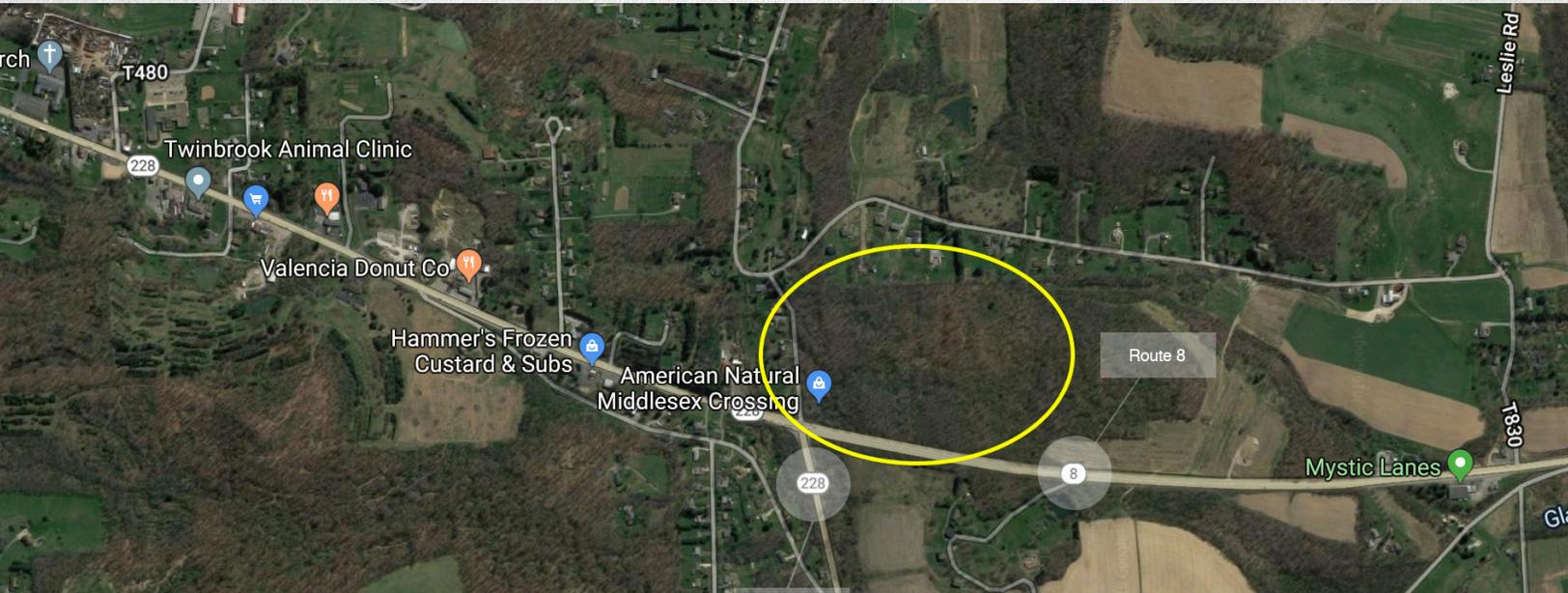
	Middlesex	Adams	Pine
Population:	7,450	14,015	13,337
Median Home Value:	\$206,600	\$365,700	\$383,900
Median Household Income:	\$66,896	\$117,790	\$148,795
Median Persons Per Household:	2.73	2.68	2.85
Median Age:	44.8 years old	37.6 years old	37 years old
Persons Under 5 years old:	05.0%	04.8%	04.6%
Persons Under 18 years old:	20.5%	24.9%	28.6%
Persons Over 65 years old:	17.8%	13.6%	09.4%
Male to Female Ratio:	52.5 : 47.5	50.3 : 49.7	50.7 : 49.3
Population Growth (2010-2018):	05.8% +	20.2% +	16.0% +

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Site Vicinity Map and Details



Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Retail, Office, Restaurant, Gas Station, Grocery
Development Acreage:	94.07 AC
Total Commercial Lots:	11
Total Townhouses:	40
Total Single-Family Homes:	108
Zoning Description:	Town Center
APN/Parcel IDs:	230-S18-A5, 230-S18-A6, 230-S18-A7, 230-S18-A8, 230-S18-A9

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Development Features



Brand new brick and limestone entrance sign and waterfall (in progress)



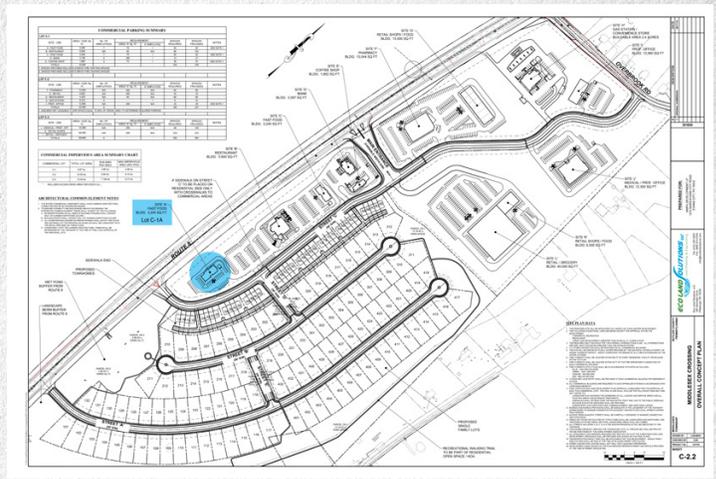
Commercial lots sit adjacent to community of 148 residential lots

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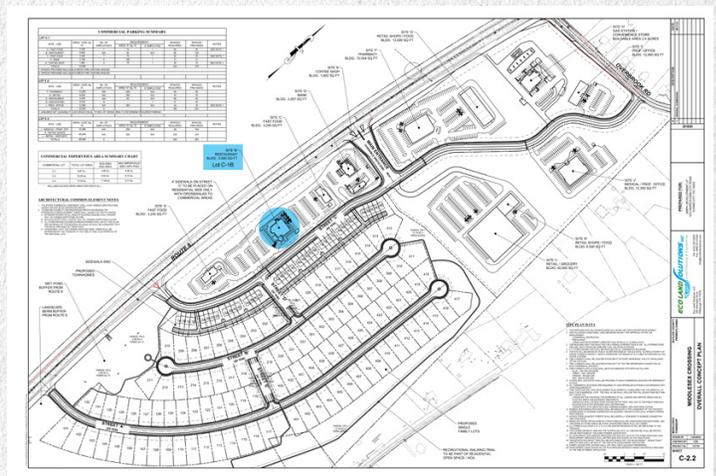
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Lot C-1A • \$1,100,000 • 2.02 acres



Pad ready site for Lot C-1A for proposed use as a quick-service food restaurant. Easy access off Route 8 at intersection of Route 8 & Adair Ave, Lot C-1A located at corner. Vast visibility from Route 8! The 2.02 acre lot has a 1.22 acre buildable pad.

Lot C-1B • \$1,200,000 • 2.21 acres



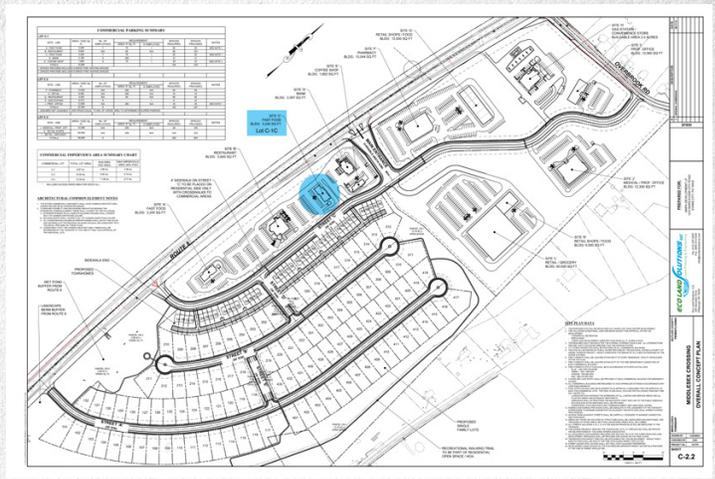
Pad ready site for Lot C-1B for proposed use as a sit-down restaurant. Great visibility from Route 8 and plenty of parking for patrons. Attached housing development offers the potential for immediate customers. The 2.21 acre lot has a 1.68 acre buildable pad.

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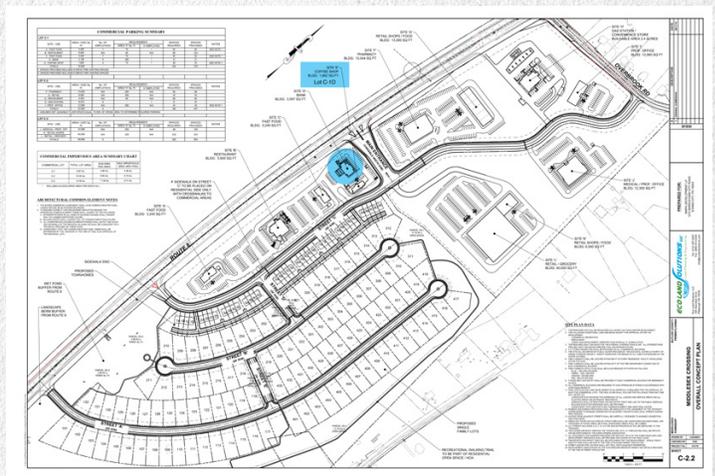
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Lot C-1C • \$1,100,000 • 1.10 acres



Pad ready site for Lot C-1A for proposed use as a quick-service food restaurant. Easy access off Route 8 at intersection of Route 8 & Benton Blvd. (main entrance for development). Vast visibility from Route 8! The 1.10 acre lot has a 0.84 acre buildable pad.

Lot C-1D • \$1,600,000 • 0.83 acres



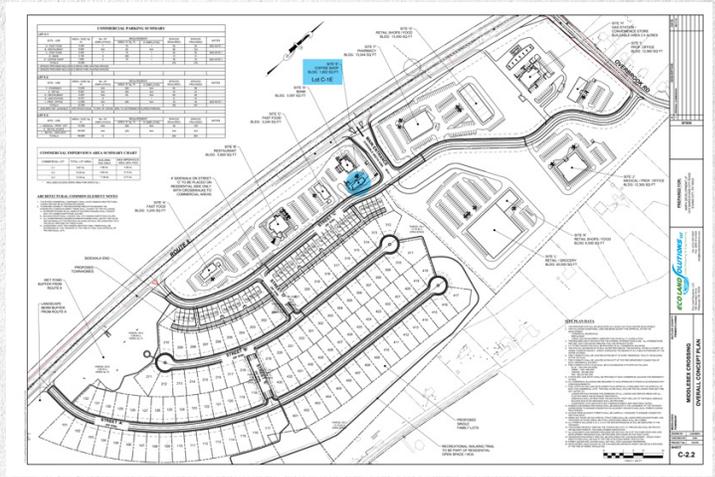
Pad ready site for Lot C-1D for proposed use as a bank with a drive-thru. Lot C-1D will be first lot on right side of Benton Blvd. (main entrance to development) with great visibility from Route 8. The 0.83 acre lot has a 0.67 acre buildable pad.

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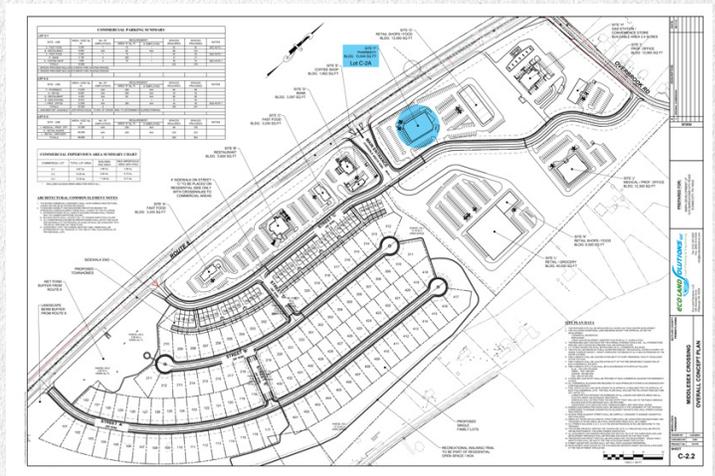
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Lot C-1E • \$650,000 • 0.50 acres



Lot is on right as you enter through new main entrance off of Route 8 at traffic light at Benton Blvd, to corner of Adair Ave. Great location for a coffee shop! Close to schools, sport complexes and businesses, and adjacent to a housing plan! Lot has 0.45 acre buildable pad.

Lot C-2A • \$1,855,000 • 2.00 acres



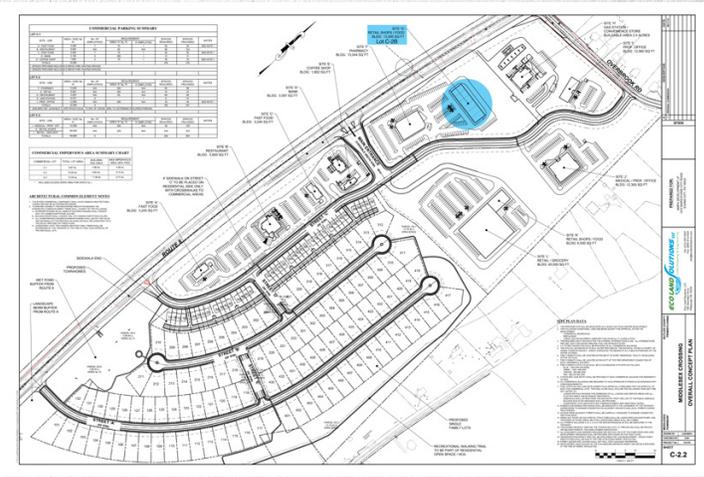
Main entrance off of Route 8 at new traffic light onto Benton Blvd into Middlesex Crossing development. Proposed use as a pharmacy/store. Lot C-2A will be 1st lot on left side of Benton Blvd with great visibility from Route 8. The 2 acre lot has a 1.64 acre buildable pad.

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Lot C-2B • NOW LEASING!



Fantastic commercial property at the highly visible & high traffic intersection of Route 8 & Route 228! The proposed use for this lot is a strip mall center with retail shops and an end cap restaurant with outdoor seating. The 3.32 acre lot has a 1.95 acre buildable pad.

Lot C-2B • Perpendicular to Route 8 and Visible from Route 8/ Route 228 Intersection



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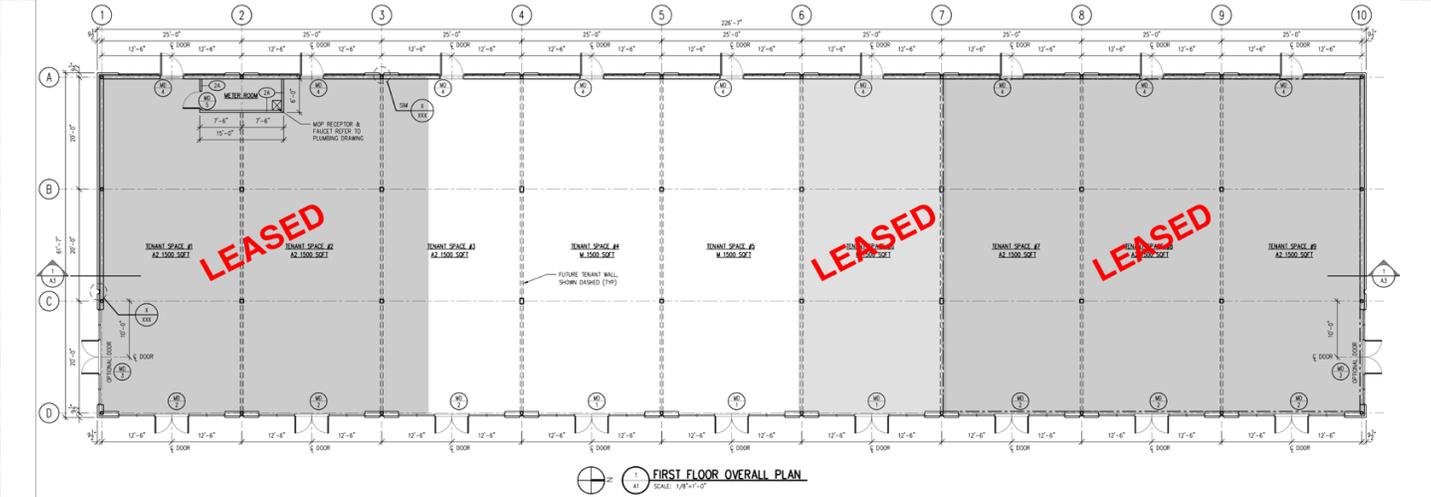
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Lot C-2B • Retail Strip Mall Plans



First Floor Overall Plan for Middlesex Crossing Retail Strip Center



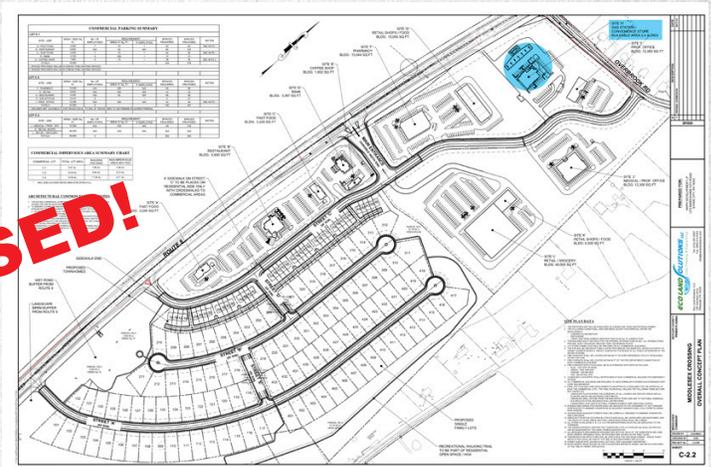
**9 possible spaces with potential to combine proposed spaces to create larger retail spaces if applicable

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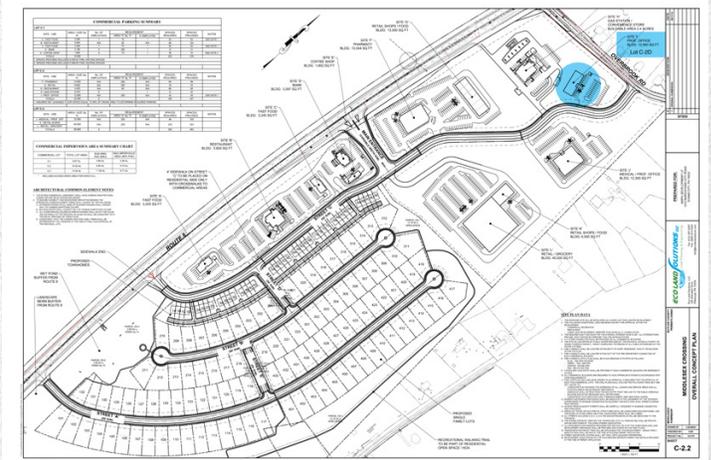
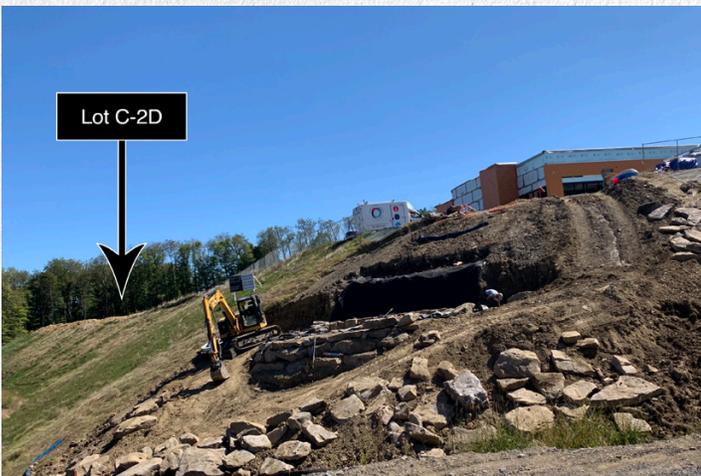
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Lot C-2C • \$1,750,000 • 3.50 acres



Pad ready site for Lot C-2C for proposed use as a gas station with a convenience store. Lot C-2C is located at the top of the hill on the corner of Route 8 and Route 228, offering great visibility from both of these highly traveled roads.

Lot C-2D • \$1,050,000 • 1.33 acres



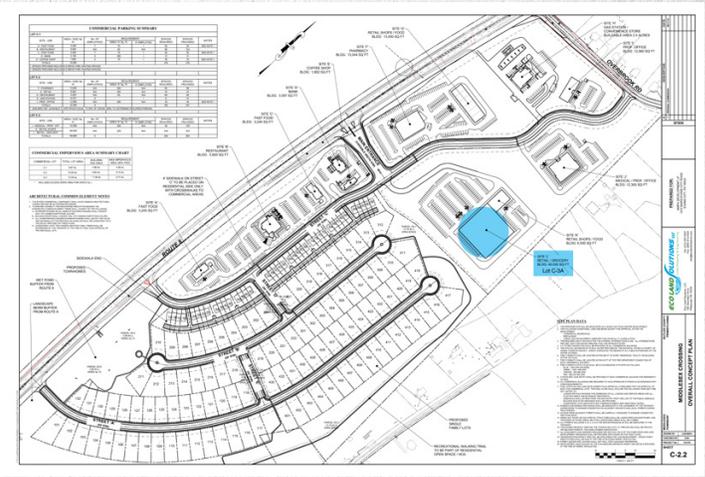
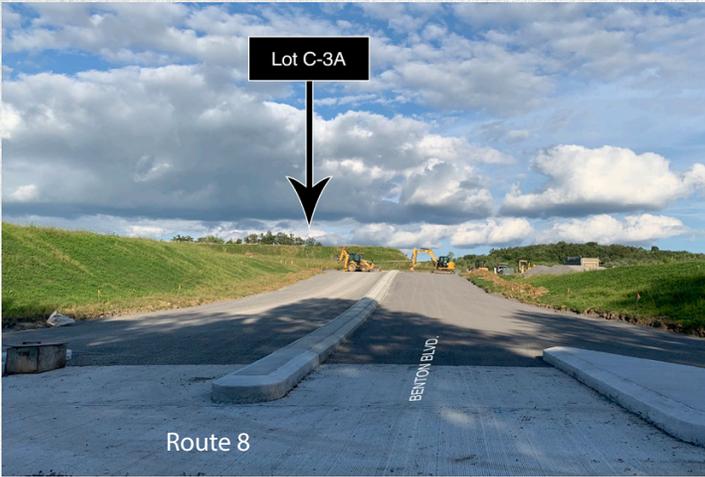
Pad ready site, proposed for professional office building. Great visibility from 4-way traffic light at Rt. 8/ Rt. 228. Entrance off of Overbrook Rd (opposite of 228 at light). Adjacent to American Natural gas station. The 1.33 acre lot has a 0.85 acre buildable pad.

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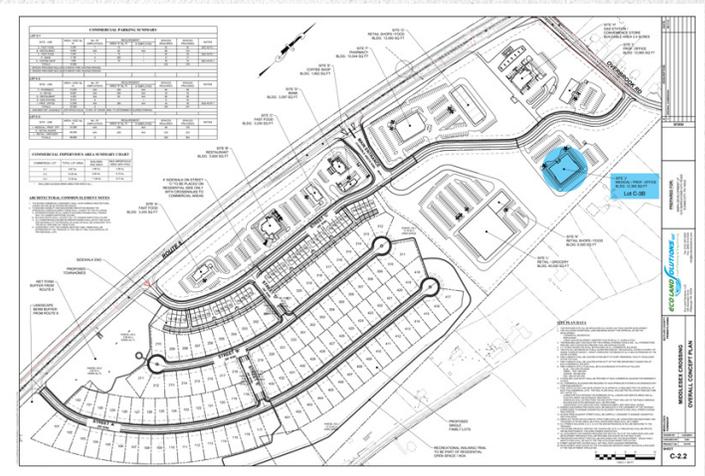
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Lot C-3A • \$2,050,000 • 8.57 acres



Main entrance off of Route 8 at new traffic light onto Benton Blvd into Middlesex Crossing development. Great visibility from Route 8. Proposed use as a grocery store with the possibility of adjacent specialty or spirits shop. This lot has a 4.71 acre buildable pad.

Lot C-3B • \$1,050,000 • 4.51 acres



Pad ready Lot C-3B is easily accessible off of Overbrook Dr. (opposite of Rt. 228), right onto Adair Avenue. Lot C-3B has separate parking lot, making it the perfect space for a busy medical or professional office building. The 4.51 acre lot has a 2.13 acre buildable pad.

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Sample Renderings for Commercial Sites



Lot C-1A



Lot C-1B



Lot C-1C



Lot C-1D



Lot C-1E



Lot C-2A



Lot C-2B



Lot C-3A



Lot C-3B

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Panoramas of commercial lots



Lots for C-1A and C1B, Route 8 right at tree line.



Lots for C-1B, C-1C, C-1D, and C-1E. Adair Avenue shown on right side of image.



Main entrance at Benton Blvd from Route 8. 18' tall monument sign on right.

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Panoramas of commercial lots



Benton Boulevard on right leading to Route 8. Adair Ave running parallel to left side of frame.



Driveway up to Lot C-3A for proposed grocery store on right.



From the top of Lot C-3A. Strip center on Lot C-2B, Adair Ave. in foreground leads down to Lot C-2D.

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Panoramas of commercial lots



L to R - American Natural Gas Station on Lot C-2C, adjacent lot C-2D, and Lot C-3B across Adair Ave.



Benton Blvd leads down to Route 8/ Traffic Lights. Adair Ave on R with Lot C-2A on corner (center)



Townhouses directly across from Commercial Lots C-1A through C-1E.

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