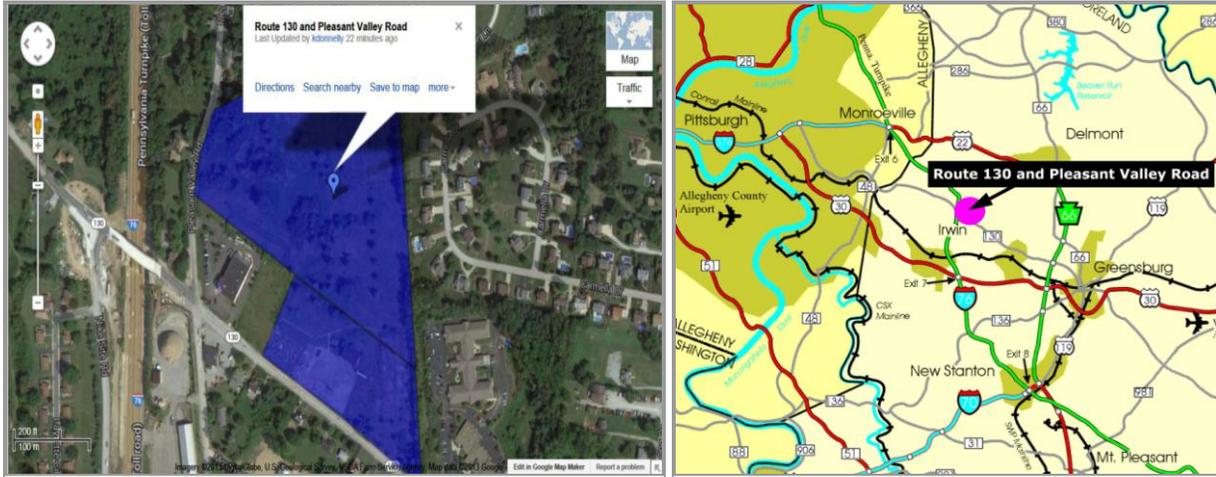


ROUTE 130 AND PLEASANT VALLEY ROAD



MUNICIPALITY:		Penn Township	UTILITIES:	
LOCATION:		Route 130 and Pleasant Valley Road	Electricity: West Penn Power	
ADDRESS:		Harrison City, PA 15636	Gas: Peoples Natural Gas	
SITE DESCRIPTION:			Water: Municipal Authority of Westmoreland County	
Property Zoning:		Commercial	Sewage: Penn Township Municipal Authority	
Acreage:		1 – 4 acre sites with 14 acres of future development.	Telecommunications: Available	
Comments:		Up to four (4) retail commercial sites available in the growing community of Penn Township. Property is located at the prime intersection of Route 130 and Pleasant Valley Road with additional 14 acres for future development.	TRANSPORTATION:	
			Nearest Highway: Located at Route 130 and Pleasant Valley Road U.S. Route 22 – 6 miles Pennsylvania Turnpike Monroeville Exit – 10 miles	
			Nearest Airport: Arnold Palmer Regional Airport – 20 miles	
			Rail Accessible: No	
			Water Access: No	
			Comments: No	
			STATUS:	
			Available For: For Sale - \$2,200,000	
		Consider Subdivision: Yes		
CONTACT:		WCIDC Fifth Floor, Suite 520 40 N. Pennsylvania Ave. Greensburg, PA 15601 PHONE: (724) 830-3061 FAX: (724) 830-3611 Web Site: www.westmorelandcountyidc.org		
		NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.		