

# HIGH-END SHOP AND HOME FOR SALE

1245 WASHINGTON RD, WASHINGTON, PA 15301

# FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	4,700 SF
Available SF:	
Lot Size:	1.197 Acres
Price / SF:	\$234.04
Year Built:	2006
Zoning:	C-2
Market:	Pittsburgh
Submarket:	Washington County

## PROPERTY OVERVIEW

Rt 19 High End Shop and Home for Sale

## PROPERTY HIGHLIGHTS

- 3500 SF Class A Shop Space with Six (6) Overhead Doors
- Mezzanine Office with Shower
- Multiple Restrooms
- Ample Storage
- Well-Maintained 3 BR 2.5 Bath Home
- Yard Space
- Fenced Yard
- Rt 19, Less than 2 Miles from I-79

ONE

**JAIME BONGIORNO**

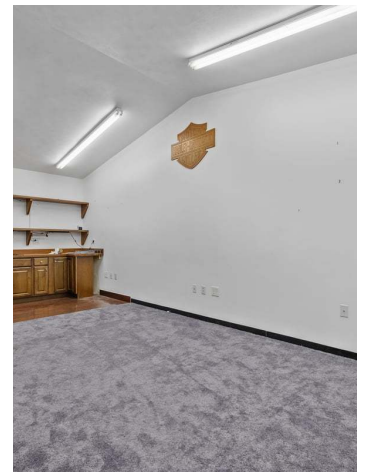
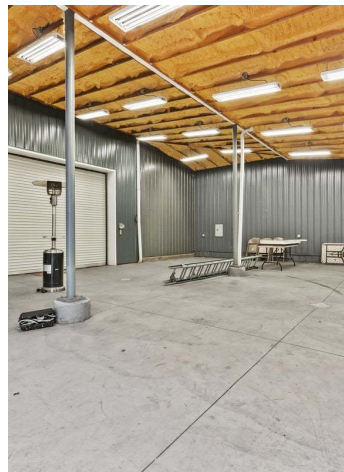
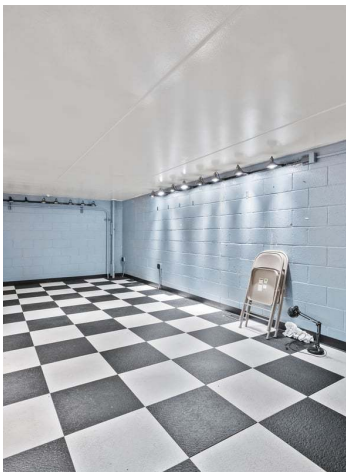
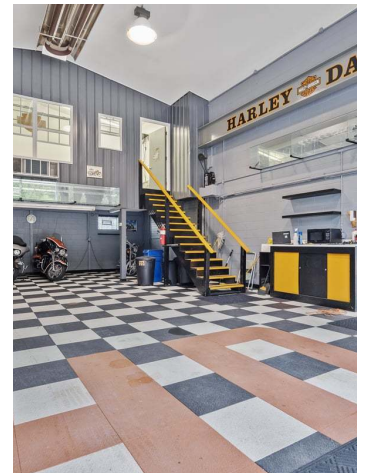
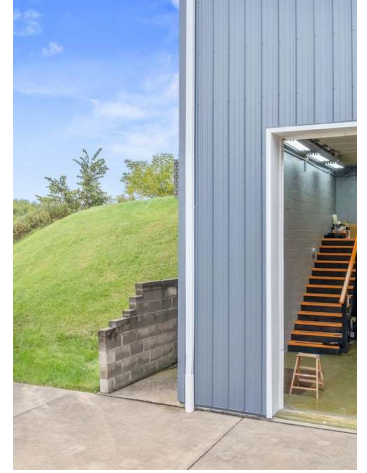
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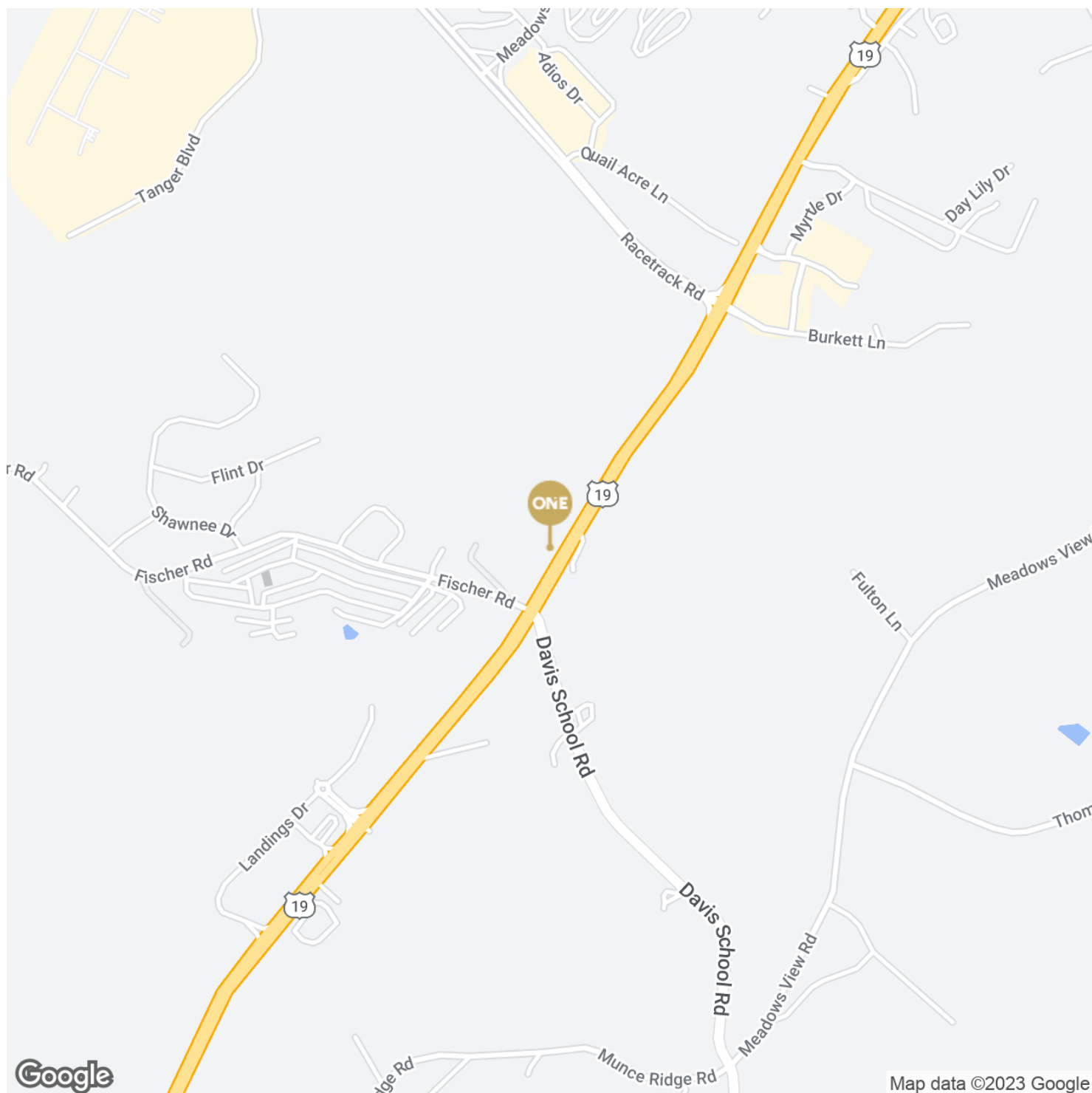
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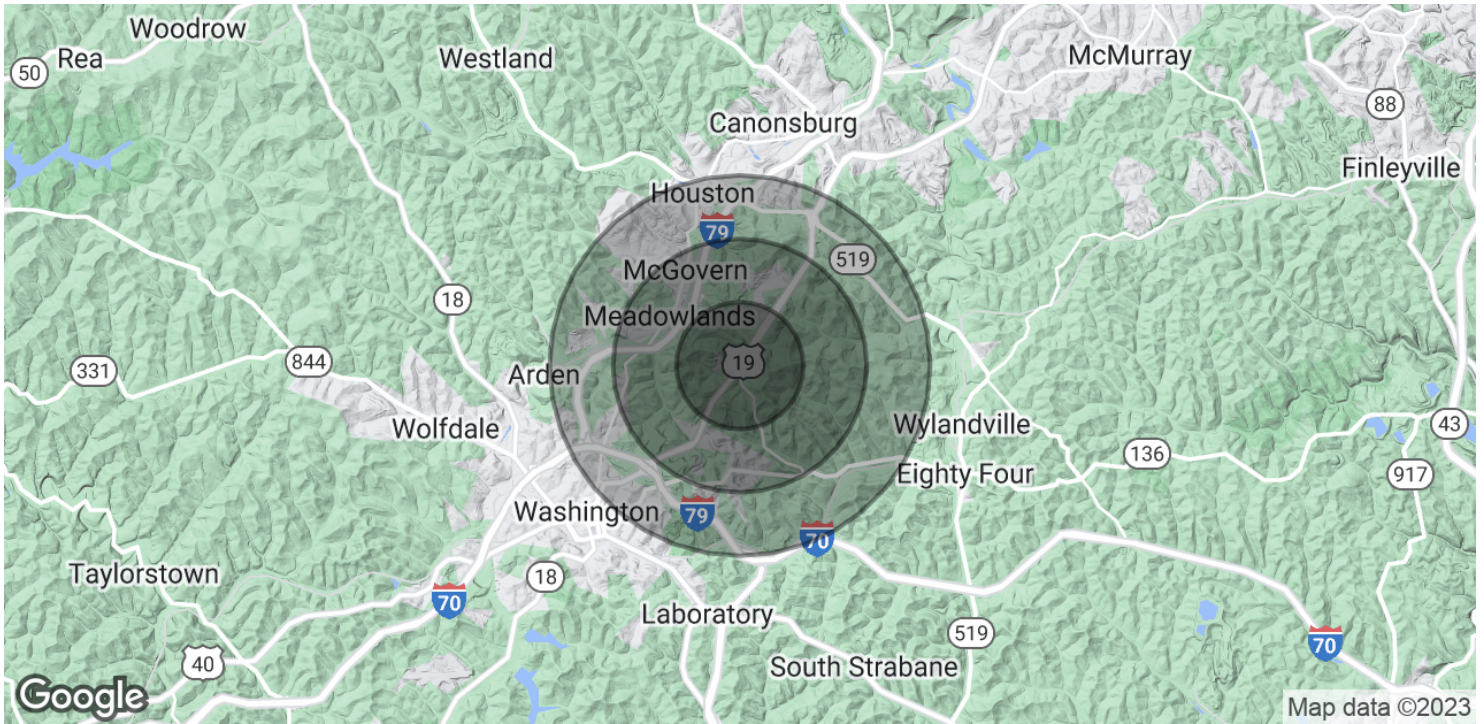
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## POPULATION

### 1 MILE

### 2 MILES

### 3 MILES

Total Population	1,812	6,899	18,174
Average Age	39.2	41.6	45.1
Average Age (Male)	38.5	41.5	44.0
Average Age (Female)	45.7	43.7	47.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 2 MILES

### 3 MILES

Total Households	850	3,017	8,643
# of Persons per HH	2.1	2.3	2.1
Average HH Income	\$108,212	\$111,644	\$89,883
Average House Value	\$216,943	\$236,762	\$218,247

\* Demographic data derived from 2020 ACS - US Census



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