



18,999 SF WAREHOUSE

100 CROSSROADS PLAZA, MOUNT PLEASANT, PA 15666

100 CROSSROADS PLAZA, MOUNT PLEASANT, PA 15666

PROPERTY OVERVIEW



OPPORTUNITY HIGHLIGHTS

\$/SF	\$3.50 PSF
Available SF	18,999 SF
Building Size	26,474 SF
Year Built	1982 / 2019
Lot Size	5.1 Acres
Parcel ID	47-14-00-0-160

SVN | Three Rivers Commercial Advisors is pleased to present the opportunity to Lease up to 18,999 SF warehouse space situated within Crossroads Plaza in Mount Pleasant, PA along with Aldi's & Big Lots. In its current state, the suite offers a future tenant the chance to create a space that suits their specific needs or specifications, and has all utilities in-place. The property is located along State Highway 819 near the on/off ramp to Route 119. The site is equipped with a large pylon sign, creating excellent visibility along State Highway 819. State Highway 819 is the primary retail corridor serving the trade area, with other nearby national/credit tenants including Save-A-Lot, Goodwill, Tractor Supply Co., Planet Fitness, Rite Aid, Dollar General, and more. Additionally, the shopping center is within walking distance to the housing communities of Mount Pleasant Village (115 units) and Crossroads Village (34 units), providing a direct residential consumer base from which to draw. The 10-mile trade area is supported by a population of more than 75,600 residents and 28,500 employees with an average household income of \$68,169.

100 CROSSROADS PLAZA, MOUNT PLEASANT, PA 15666

ADDITIONAL PHOTOS



FLOOR PLAN

Dimensions

Clear

17'3", 19'6" to ceiling, 12' HVAC Height

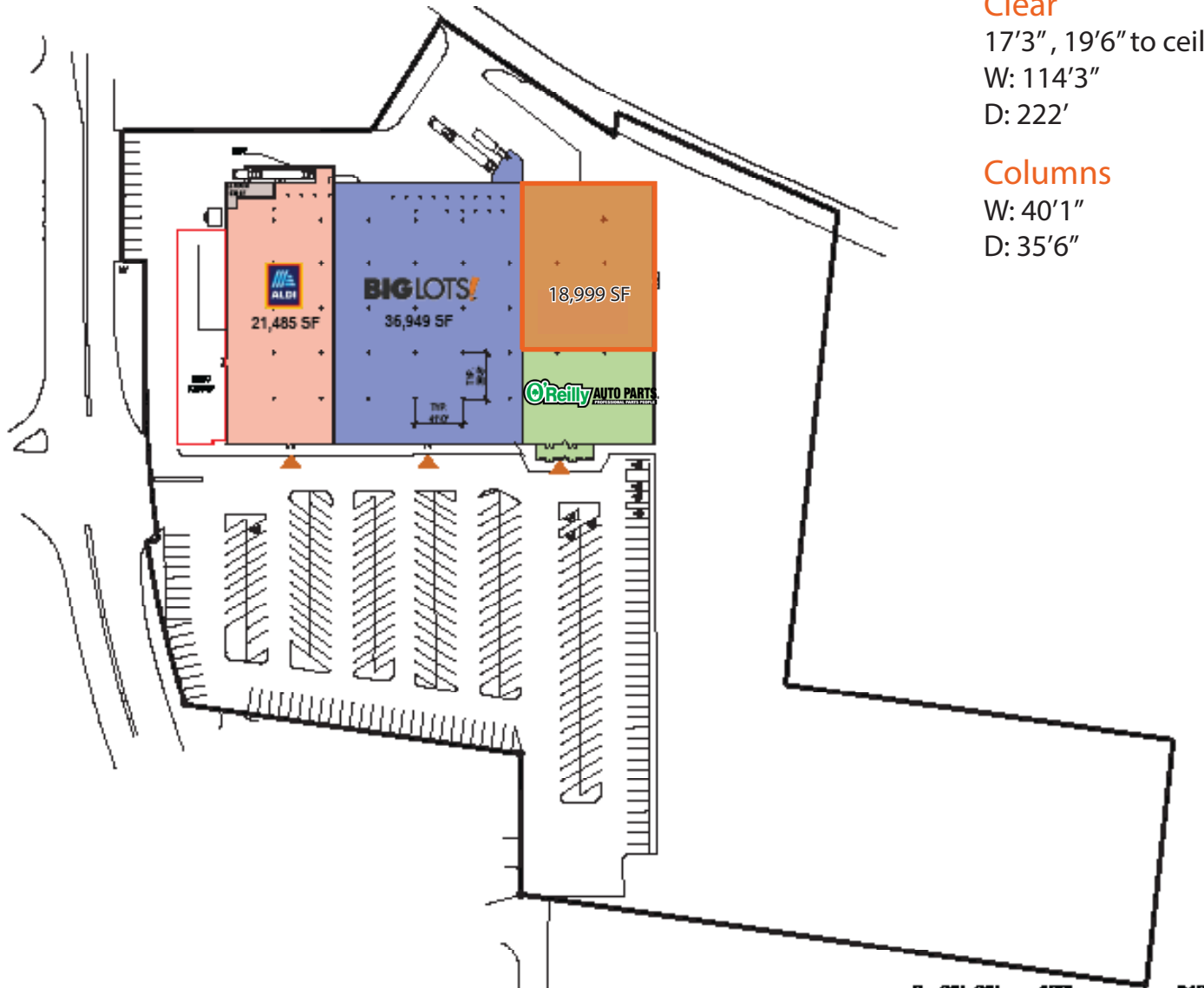
W: 114'3"

D: 222'

Columns

W: 40'1"

D: 35'6"



NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. THE SPECIFICATIONS FOR THE BUILDING ARE SUBJECT TO THE FINAL DESIGN AND CONSTRUCTION. THE BUILDING IS SUBJECT TO THE FINAL DESIGN AND CONSTRUCTION. THE BUILDING IS SUBJECT TO THE FINAL DESIGN AND CONSTRUCTION. THE BUILDING IS SUBJECT TO THE FINAL DESIGN AND CONSTRUCTION.

100 CROSSROADS PLAZA, MOUNT PLEASANT, PA 15666

PROPOSED GARAGE & MAN DOOR



PROPERTY LOCATION

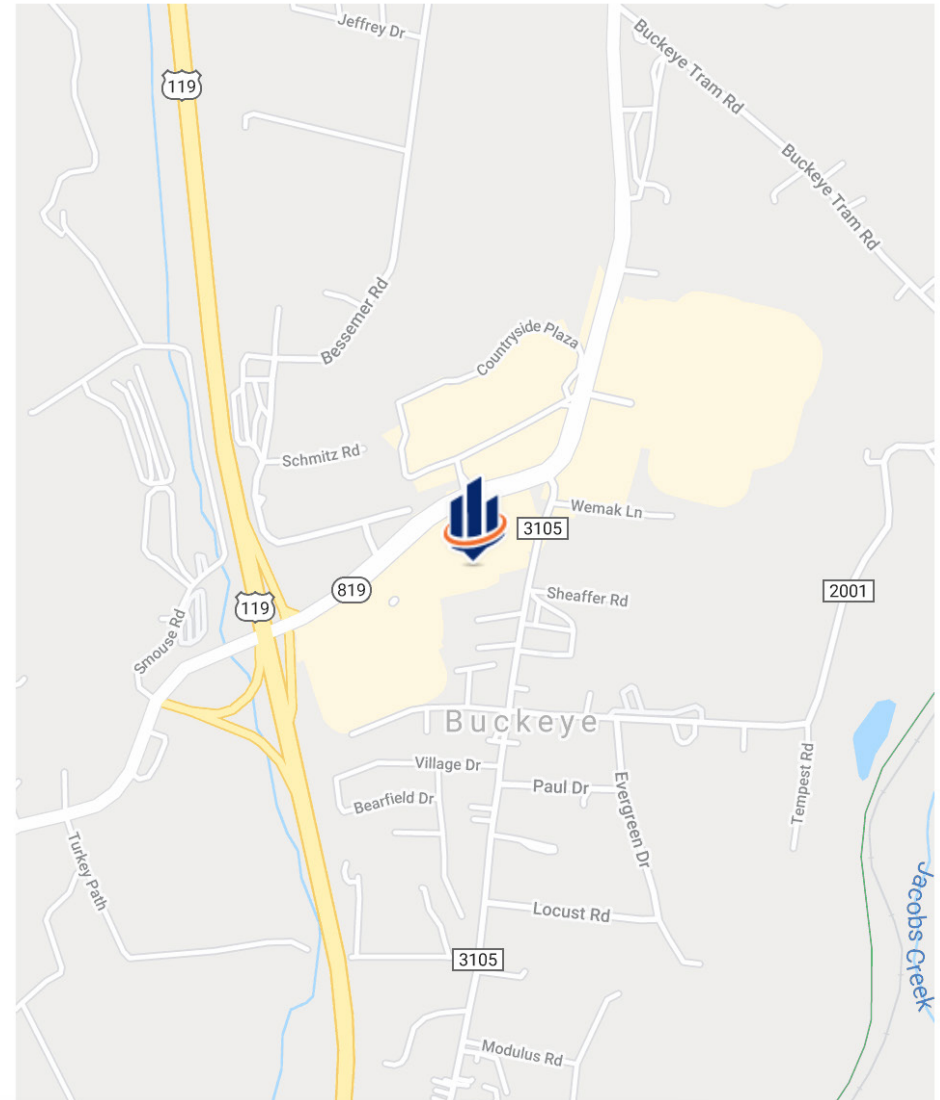
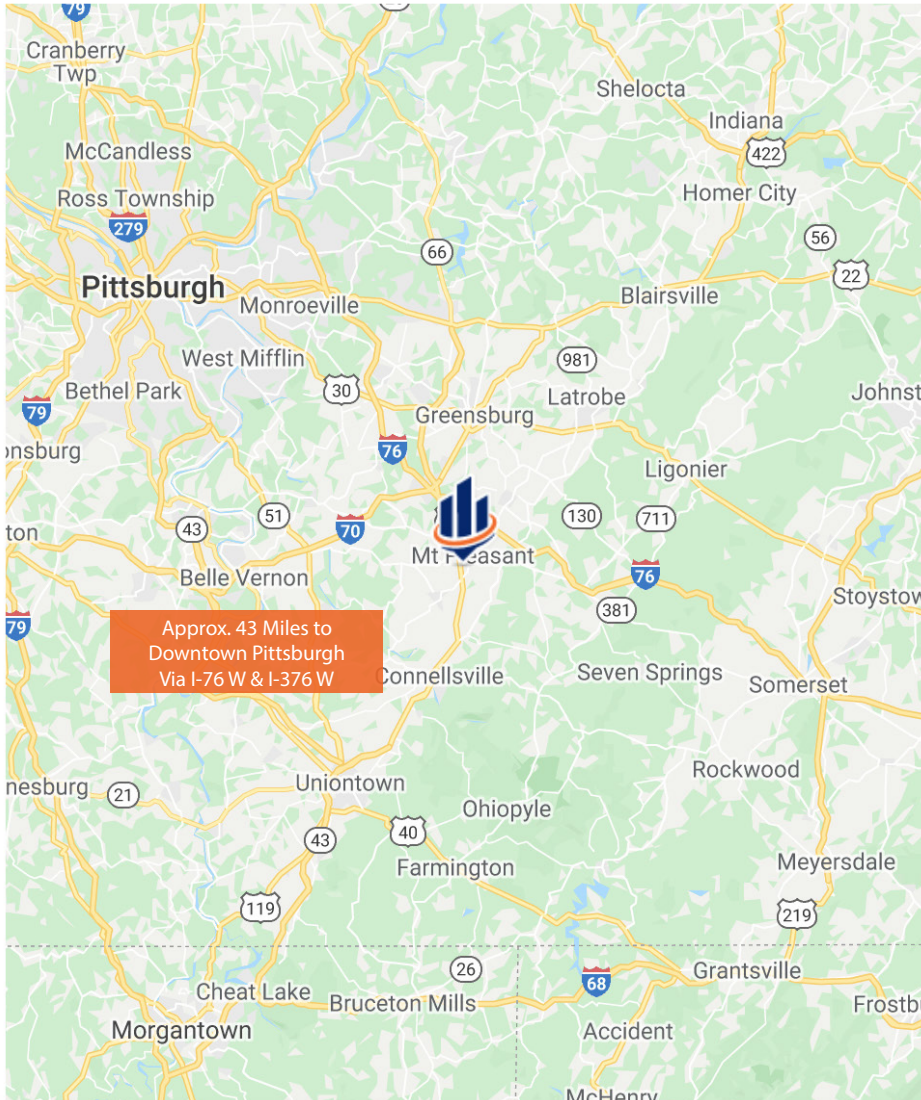
WITHIN A 500 MILE RADIUS OF
OVER HALF OF THE
US & CANADIAN POPULATION
AND 4 OF THE 10 LARGEST US
MARKETS



APPROXIMATE DISTANCE TO MAJOR CITIES

Pittsburgh	46 Miles
Cleveland	173 Miles
Columbus	196 Miles
Toledo	269 Miles
Detroit	325 Miles
Toronto	358 Miles
Washington DC	208 Miles
Cincinnati	298 Miles
Philadelphia	273 Miles
Louisville	397 Miles

LOCATION MAPS



PARCEL MAP

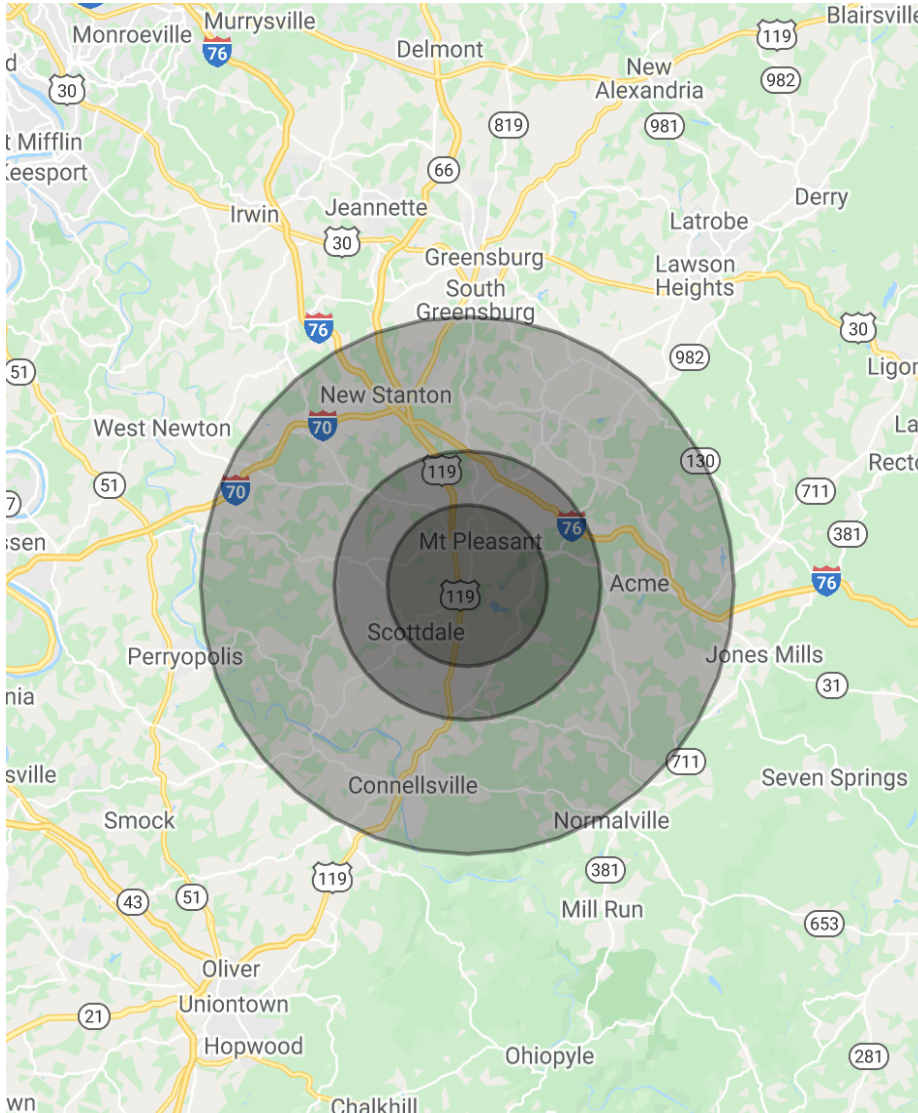


100 CROSSROADS PLAZA, MOUNT PLEASANT, PA 15666

LOCATION OVERVIEW



PROPERTY DEMOGRAPHICS



POPULATION	3 MILE	5 MILES	10 MILES
2020 Total population	17,125	26,748	73,785
2025 Projected population	16,910	26,380	71,958
Average age	46.1	45.5	43.7
Median home value	\$117,841	\$126,920	\$133,942
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total households	7,417	11,438	30,938
# of persons per HH	2.3	2.3	2.3
Average HH income	\$64,737	\$67,523	\$67,086
Median HH income	\$51,829	\$54,985	\$55,184



6 PPG Place, Suite 550 | Pittsburgh, PA 15222
(412) 535-8050 | threeriversadmin@svn.com

www.svnthreerivers.com

For additional information contact:

Jason Campagna
Managing Director
(412) 535-5756
jason.campagna@svn.com

Ian Dupre
Associate Advisor
(412) 535-8956
ian.dupre@svn.com

Alexander Dupre
Associate Advisor
(412) 535-8063
alex.dupre@svn.com