



GROUND LEASE BUILT-TO-SUIT

Crossroads Towne Center
Mount Pleasant, PA 15666



**PROPOSED OUTPARCEL
GROUND LEASE
BUILT-TO-SUIT**



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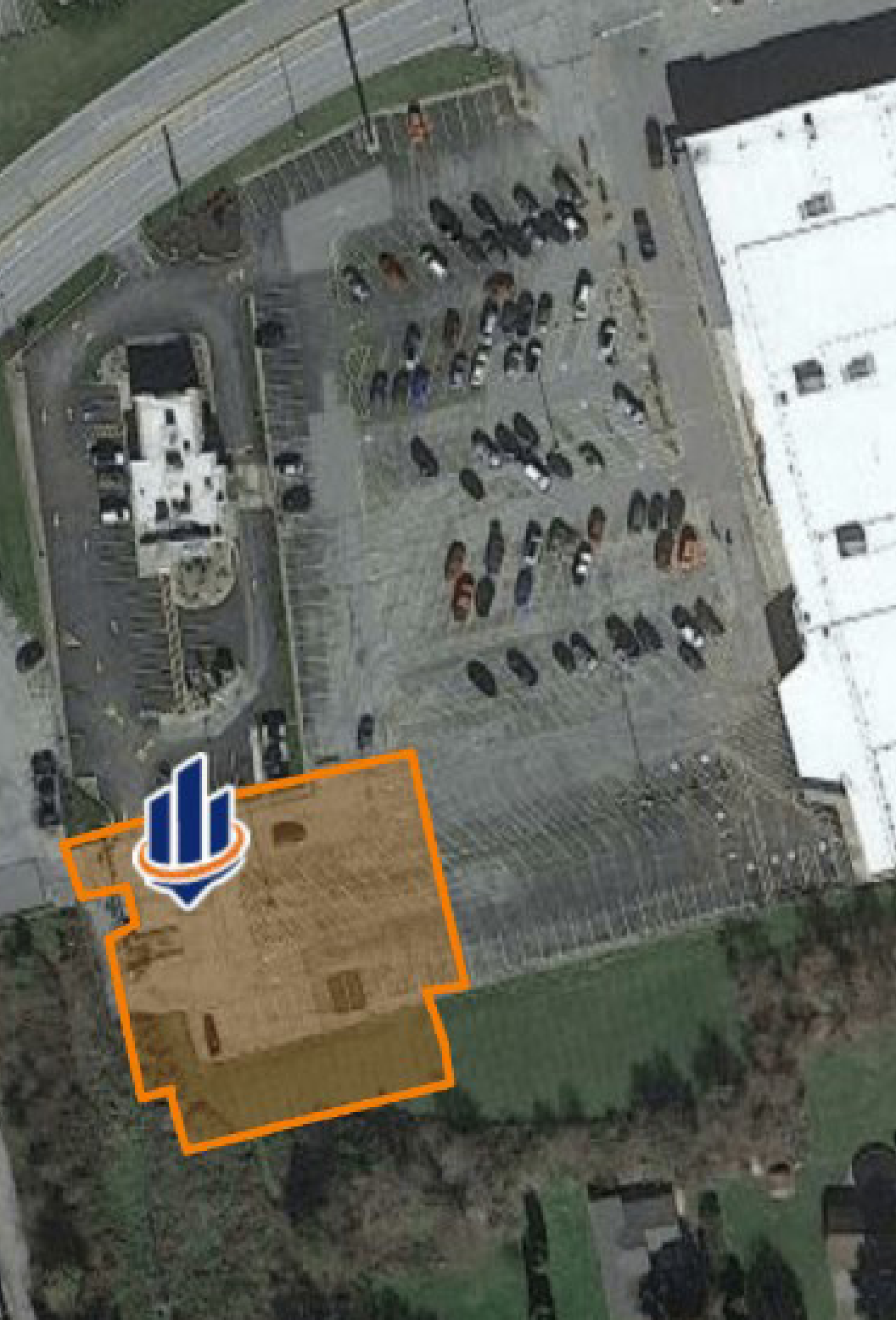
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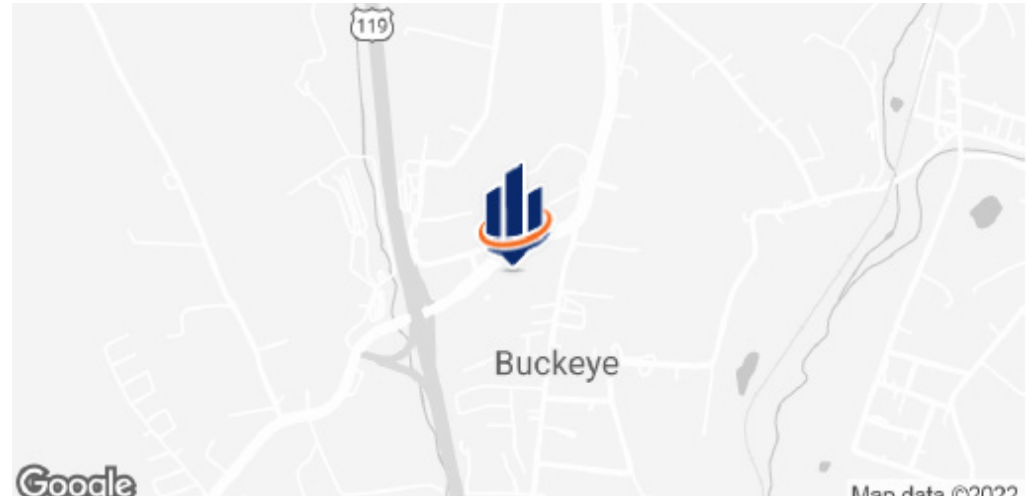
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Site Features

- Ground Lease or Build-to-Suit
- Plaza tenants include Aldi / Big Lots / O'Rielly
- Prime location near the intersection of 119 and Porter Ave
- Approximately .5 acre site
- Ideal for car wash or QSR or Bank



Investment Overview



SVN Three Rivers Commercial Advisors is pleased to present for lease a unique opportunity for an outparcel development in the parking lot of Crossroads Towne Center in Mount Pleasant, PA. Parcel split is possible and renderings available. Excellent location with several other large retailers nearby, allowing for prime visibility and access. The ten 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.

Offering Summary

Property Address

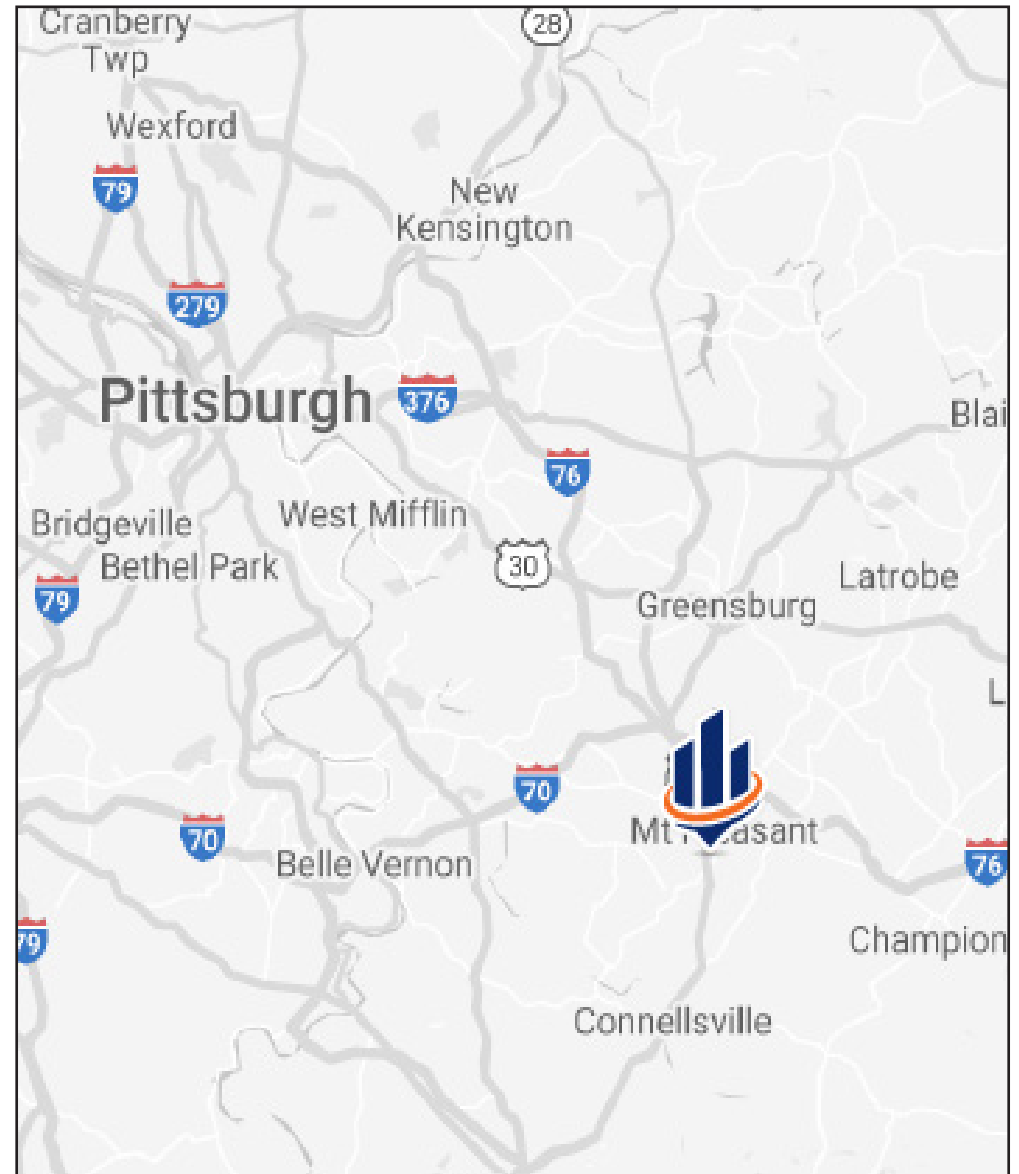
100 Crossroads Plaza
Mount Pleasant, PA 15666

Parcel ID

47-14-00-0-154
47-14-00-0-160

Zoning

Commercial



Site Plan Development



Site Plan Development

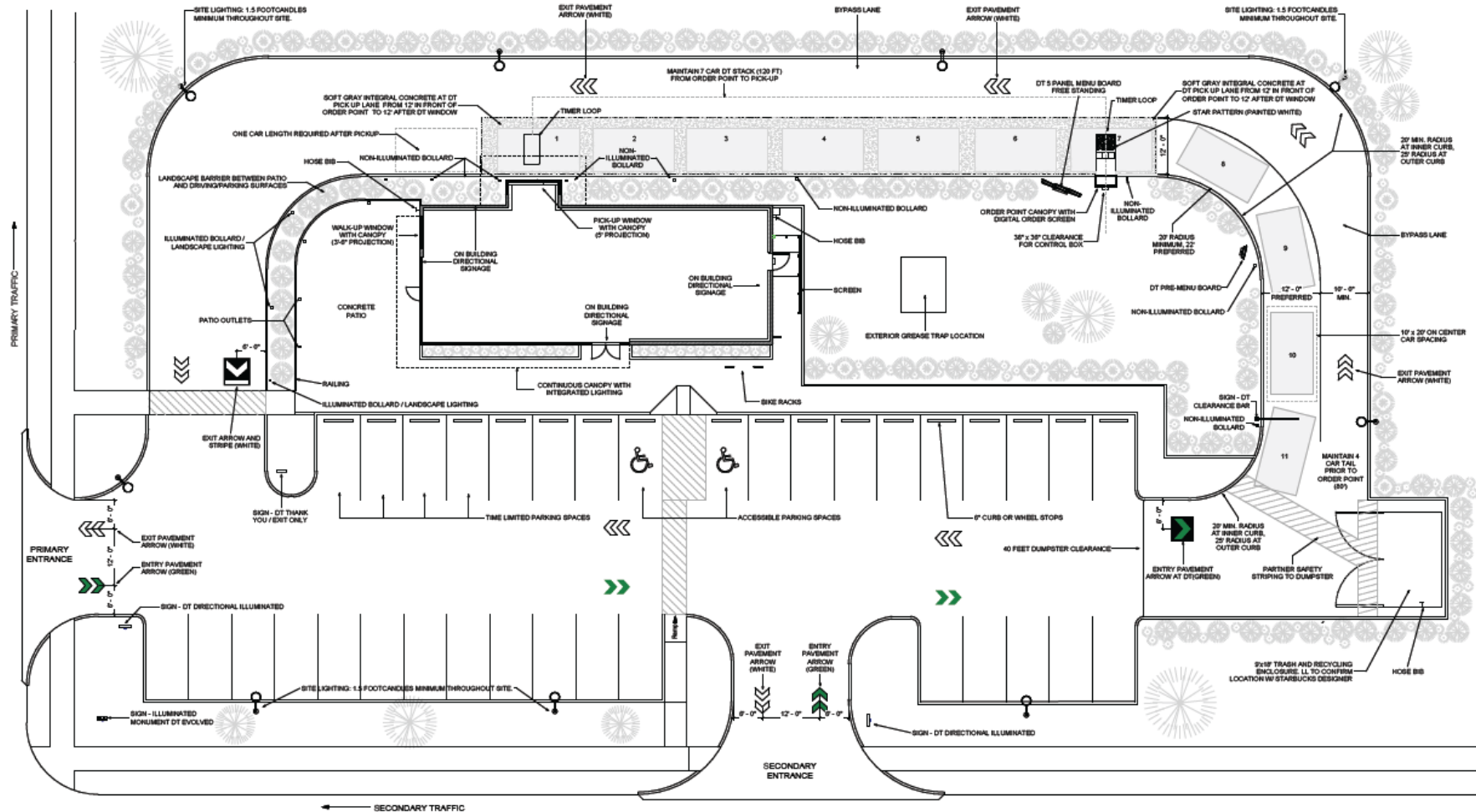
Prototypical Single Tenant Building Requirements

- Building footprint approximately 2,225 sq. ft. on 0.5 acres.
- Concept designed to achieve LEED™ certification.
- Exterior canopies reduce solar heat gain and lower HVAC use.
- Bump-out bay at service window with canopy (5' projection).
- Cafe with full menu offerings and complete back of house.
- Fully accessible restroom(s) provided.
- Bypass lane preferred based on local codes

Proposed Outparcel

Land Area: 0.5 AC
Building: 2,225 SF

Reference pages 32-33 for landscape design criteria



NOTE: NOT FOR CONSTRUCTION

SINGLE TENANT BUILDING SITE PLAN 5

Retailer Map





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