

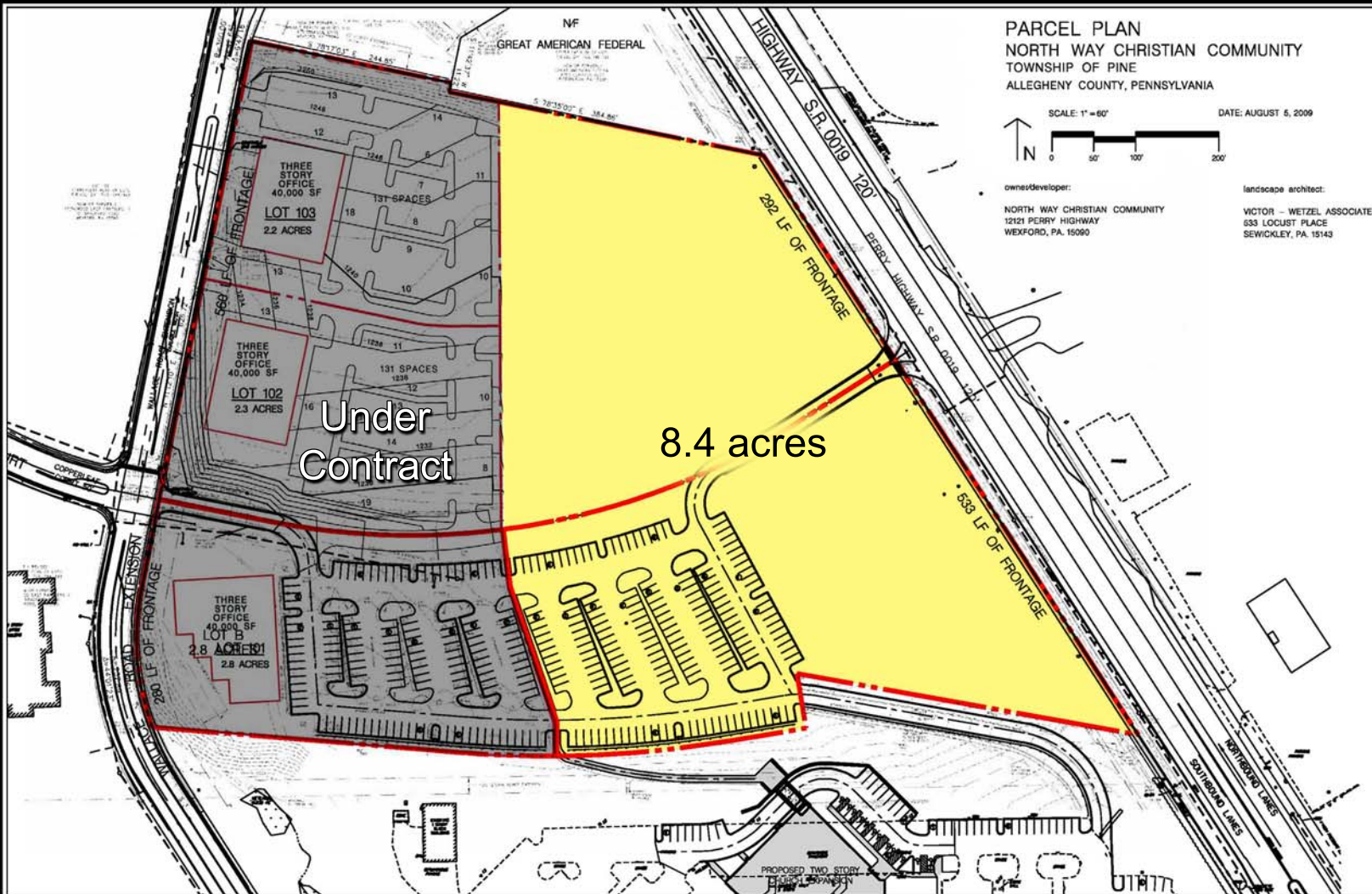


LANGHOLZ WILSON ELLIS
Commercial Real Estate Services



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services

Prime Development Parcels
Sale or Lease
12121 Perry Highway
Wexford, PA



Up to 8.4 Acres

- High visibility site on Perry Highway (Route 19) between two traffic lights
- Up to 825' of frontage on Perry Highway with access to Wallace Road Extension
- Prime retail trade area near the new Village at Pine & Pine Tree Shoppes
- High growth commercial and residential area
- Adjacent to Christopher Wren Apartments (359 Units) and North Way Christian Community
- C-1, Community Service Center Zoning
- Average Daily Traffic on Rt 19: 22,777 Vehicles

For further information, contact:
Sandy Cikovic
(scikovic@LWEre.com)
412-261-2200

Demographics

| | 1 mi | 3 mi | 5 mi |
|-------------------------------|-----------|-----------|-----------|
| Population (12/08 postal) | 4,042 | 25,809 | 74,911 |
| Households (12/08 postal) | 1,423 | 8,756 | 26,876 |
| Avg. HH Income (2008 est.) | \$133,330 | \$146,550 | \$124,715 |
| Median HH Income (2008 est.) | \$97,412 | \$112,334 | \$96,071 |
| Population Growth (2000-2008) | 63.5% | 30.8% | 24.6% |

606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075

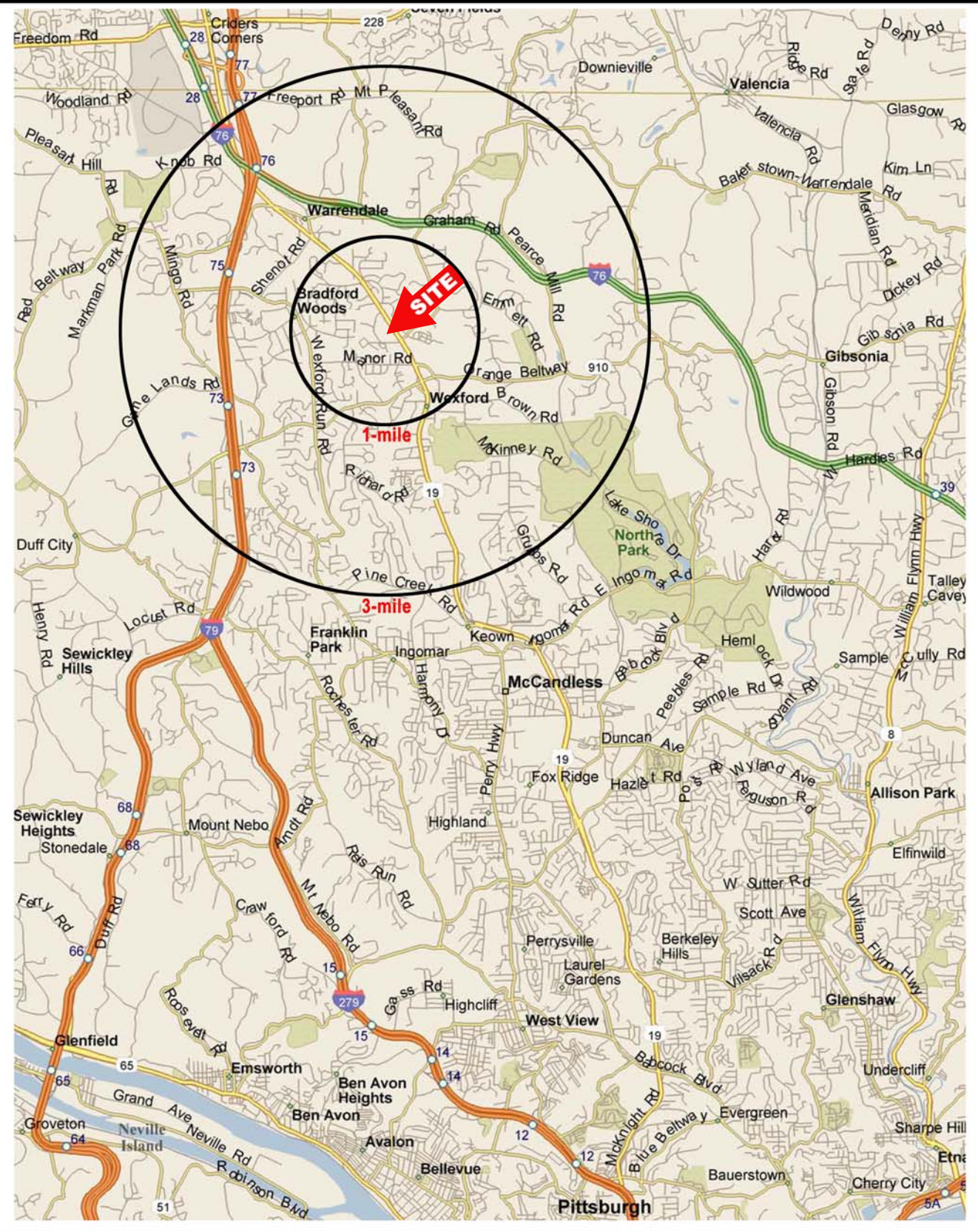
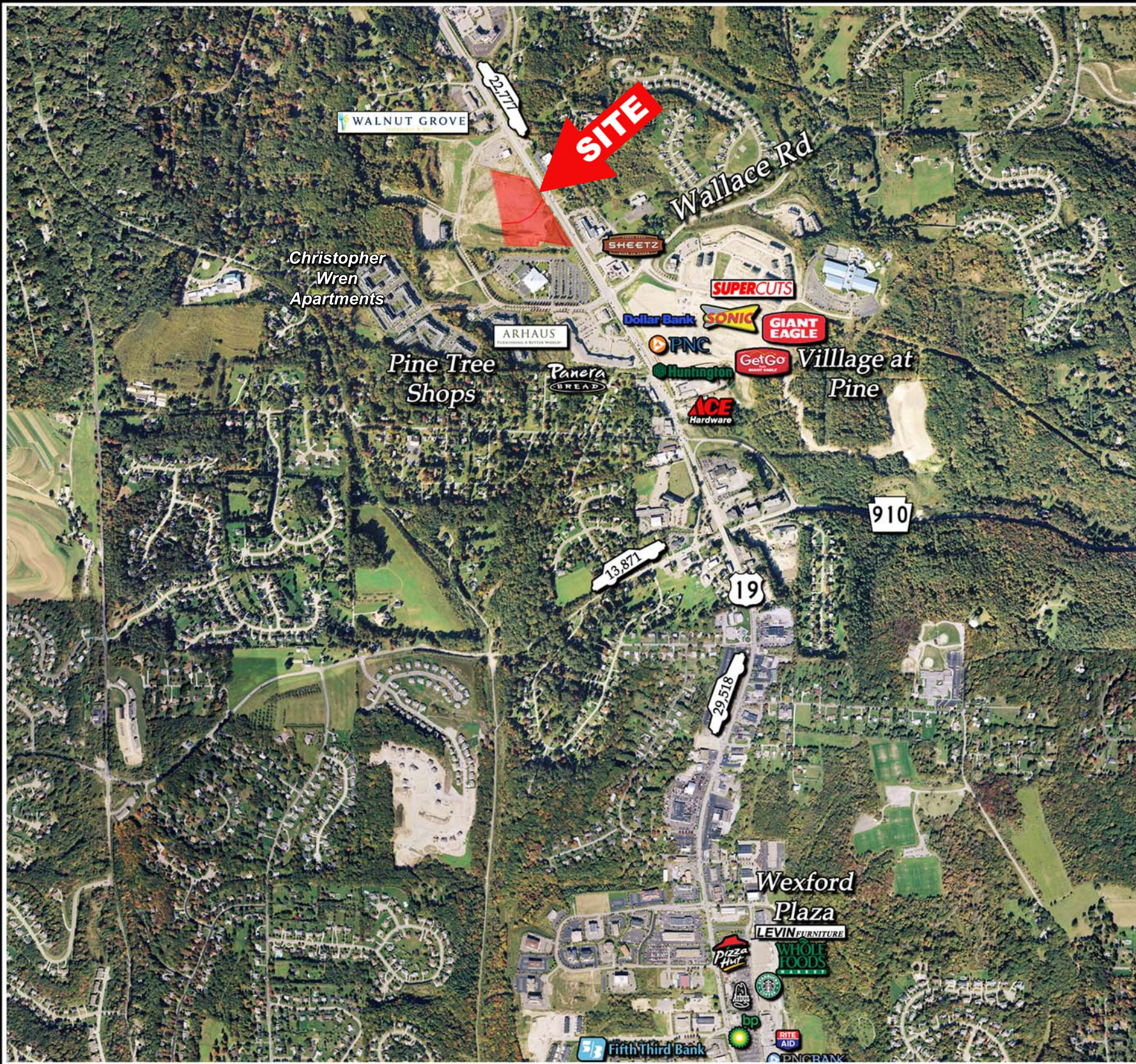
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