



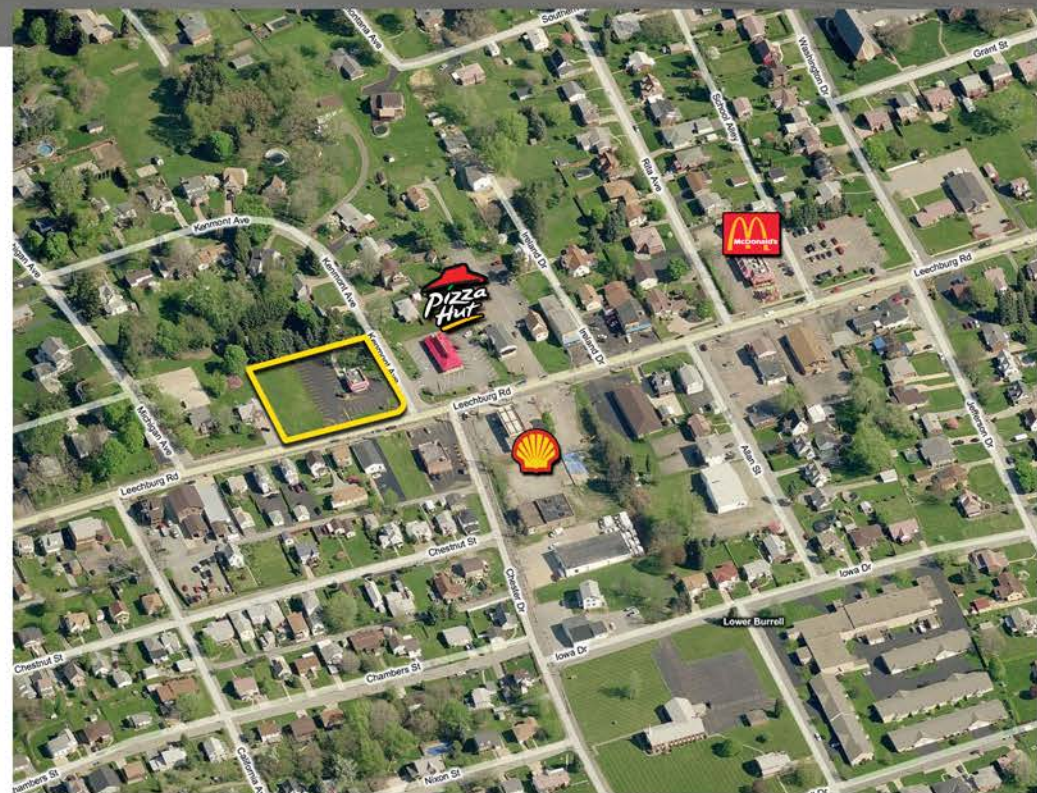
**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services

**FOR SALE**  
**2675 Leechburg Rd**  
**Lower Burrell, PA 15068**

**PRICE REDUCED!!**



- *Approximately one (1) acre level lot @ signalized intersection*
- *Existing building is 832 +/- SF*
- *Zoned commercial with drive-thru*
- *Multiple points of ingress/egress via Leechburg Rd & Kenmont Ave*



For additional information, contact:  
**Andrew Sherry**  
(asherry@LWEre.com)  
**412-261-2200**

<u>Demographics</u>	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population (12/08 postal)	8,492	46,270	69,834
Households (12/08 postal)	3,630	20,008	29,924
Avg. HH Income (2008 est.)	\$58,429	\$48,238	\$50,905
Median HH Income (2008 est.)	\$50,365	\$40,537	\$43,006

**606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075 • www.LWEre.com**

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