



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services

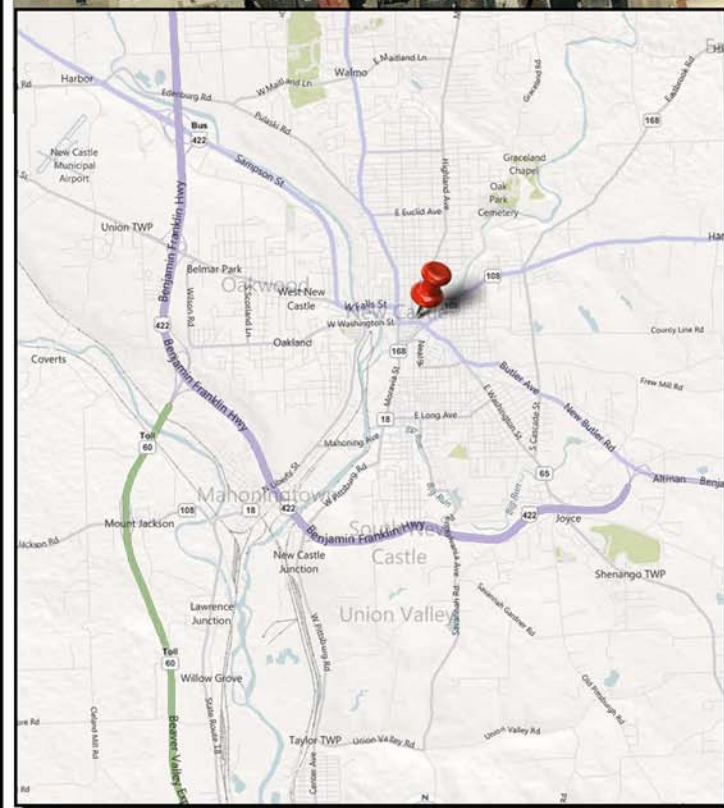
For Sale

Retail/Office Complex

Downtown New Castle



- Approximately 3.25 acre lot
- Approximately 46,000 SF building footprint
- High profile Downtown location
- Redevelopment potential
- ASKING PRICE: \$1.4 million



<u>Demographics</u>	<u>3 mi</u>	<u>5 mi</u>	<u>7 mi</u>
Population (12/08 postal)	38,266	51,473	64,194
Households (12/08 postal)	15,515	21,114	25,604
Avg. HH Income (2008 est.)	\$46,683	\$51,550	\$53,016
Med. HH Income (2008 est.)	\$37,026	\$40,338	\$41,860



For further information, contact:
Z. Scott Smith
(zssmith@LWEre.com)
412-261-2200

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

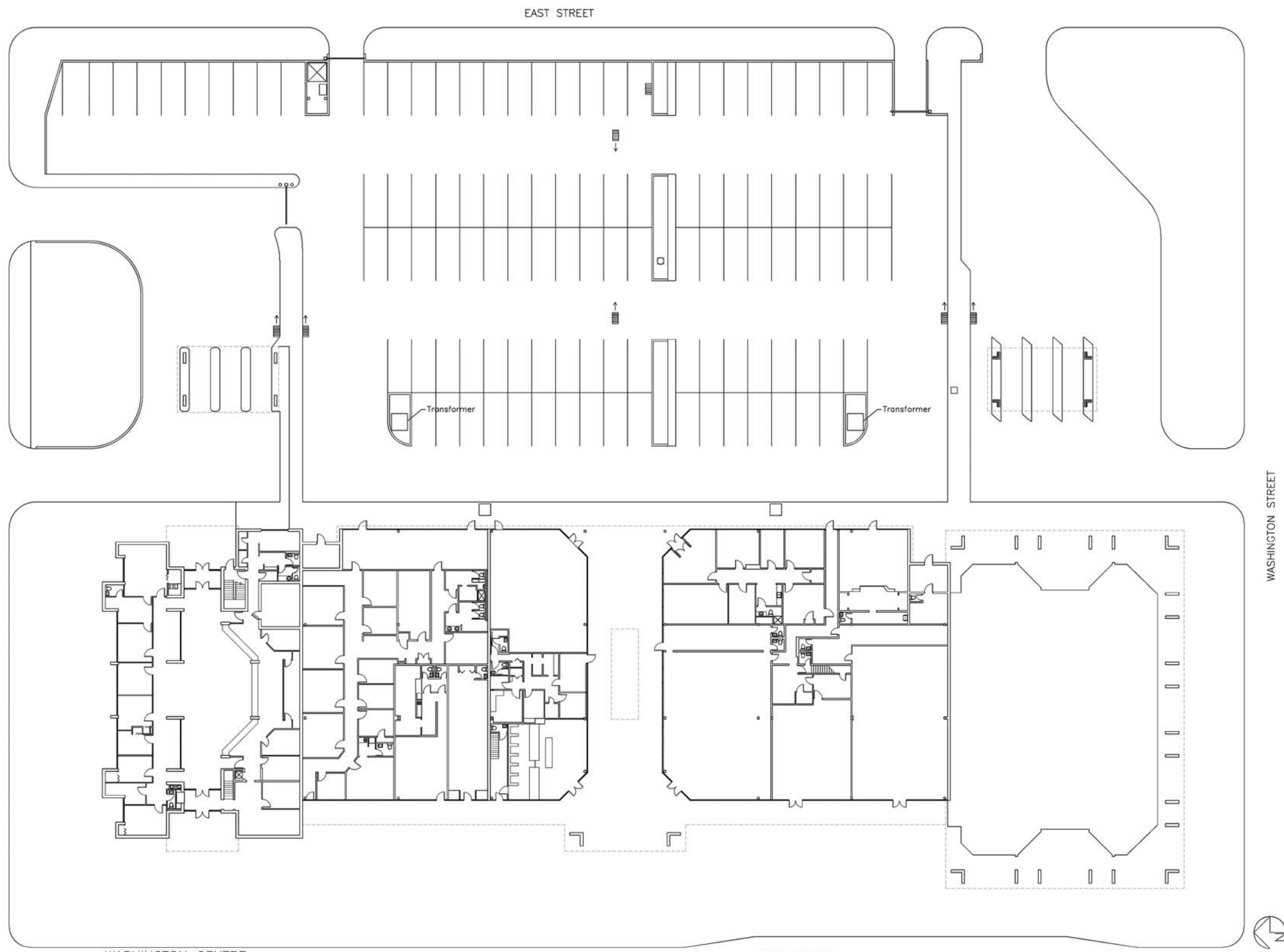
ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE LEASE, FINANCING OR WITHDRAWAL WITHOUT NOTICE. LANGHOLZ WILSON ELLIS, INC., WILL MAKE NO REPRESENTATION AND ASSUME NO OBLIGATION, REGARDING THE PRESENCE OR ABSENCE OF TOXIC OR HAZARDOUS WASTE OR SUBSTANCES OR OTHER UNDESIRABLE MATERIAL ON OR ABOUT THE PROPERTY.





LANGHOLZ WILSON ELLIS
Commercial Real Estate Services

For Sale
Retail/Office Complex
Downtown New Castle



WASHINGTON CENTRE
Scale: 1"=40'-0"



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

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE LEASE, FINANCING OR WITHDRAWAL WITHOUT NOTICE. LANGHOLZ WILSON ELLIS, INC., WILL MAKE NO REPRESENTATION, AND ASSUME NO OBLIGATION, REGARDING THE PRESENCE OR ABSENCE OF TOXIC OR HAZARDOUS WASTE OR SUBSTANCES OR OTHER UNDESIRABLE MATERIAL ON OR ABOUT THE PROPERTY.