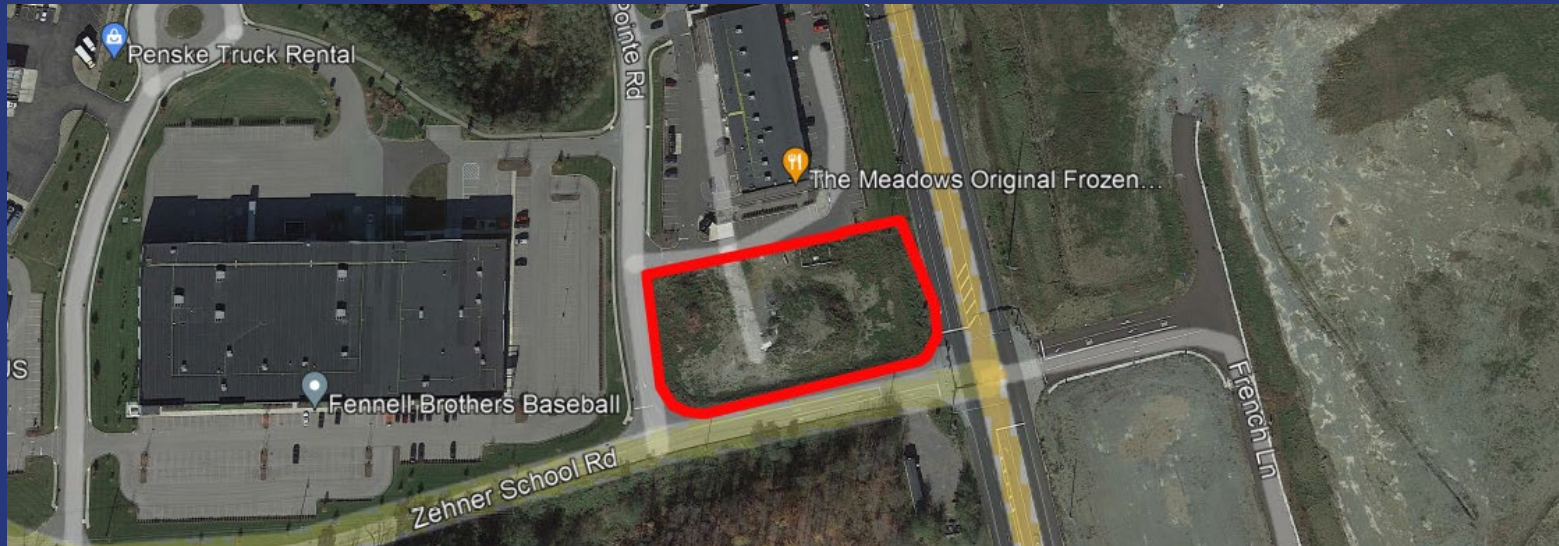


Jackson's Pointe – Lot 4R

Butler County, Zelenople, Pennsylvania



SIZE OF PHASE III: 1.61 ± Acres

ZONED: Commercial Corridor (CC)

SITE LOCATION: Jackson Township, Butler County, PA 16063

SITE VISIBILITY AND

ACCESSIBILITY: High visibility from all directions with average daily traffic of 23,000 – 32,000 along Route 19. Easily accessible with three (3) signalized intersections. Located directly off Evans City exit I-79, 10 minutes from PA Turnpike (PA-76). Jackson's Pointe is 30 minutes from Downtown Pittsburgh, 5 minutes from Cranberry Township.

BOUNDARIES:

East Boundary - abuts Southbound I-79 @ Evans City Interchange

West Boundary - abuts Northbound S.R. 19

North Boundary - abuts Lindsay Road (S.R. 528) at its signalized intersection with S.R. 19.

ACCESS: Signalized intersection of S.R. 19 & Zehner School Road. Secondary Entrance will be available south of Zehner School Road.

TERRAIN OF LAND: Parcel has been grubbed, cleared & graded into a continuous elevation.

UTILITIES: All utilities are available to the property line including but not limited to, electric, gas, sewer, and water. Landlord or Tenant, whichever is applicable, shall be responsible for running all lateral lines within the parcel, as required. All utilities will be separately metered or sub-metered, if applicable, and will be billed directly to Tenant by the appropriate utility company, or The Buncher Company, where applicable.

Electric - First Energy

Gas - Peoples Natural Gas Company

Water - PA American Water Company

Sewer - Butler County Sanitary Authority

FIBER OPTICS: Armstrong Cable has installed fiber optic lines running along the main access road to the site. Landlord will have available capacity within our conduit to provide access to the building.

For More Information or to Schedule a Tour:
412.422.9900 • realestategroup@buncher.com