

For Lease | 1,593 ± SF & 1,995 ± SF

JACKSON'S POINTE PLAZA

22095 Perry Highway, Suite 251, Zelienople, PA 16063



PLAZA HIGHLIGHTS

Jackson's Pointe is a newly developed park located in Butler County off the Evans City / S.R. 528 exit of I-79. This new and desirable park is perfect for office, retail, distribution, flex, technology, and light manufacturing with direct access to Rt. 19 / Perry Highway. Also located minutes from historical downtown Zelenople.



Serviced by three (3) signalized intersections

Zoned commercial corridor (CC)



Average daily traffic (ADT)
13,000 along Route 19

High visibility from all directions



Suitable for restaurants, retail
or retail office

FANTASTIC TENANT MIX

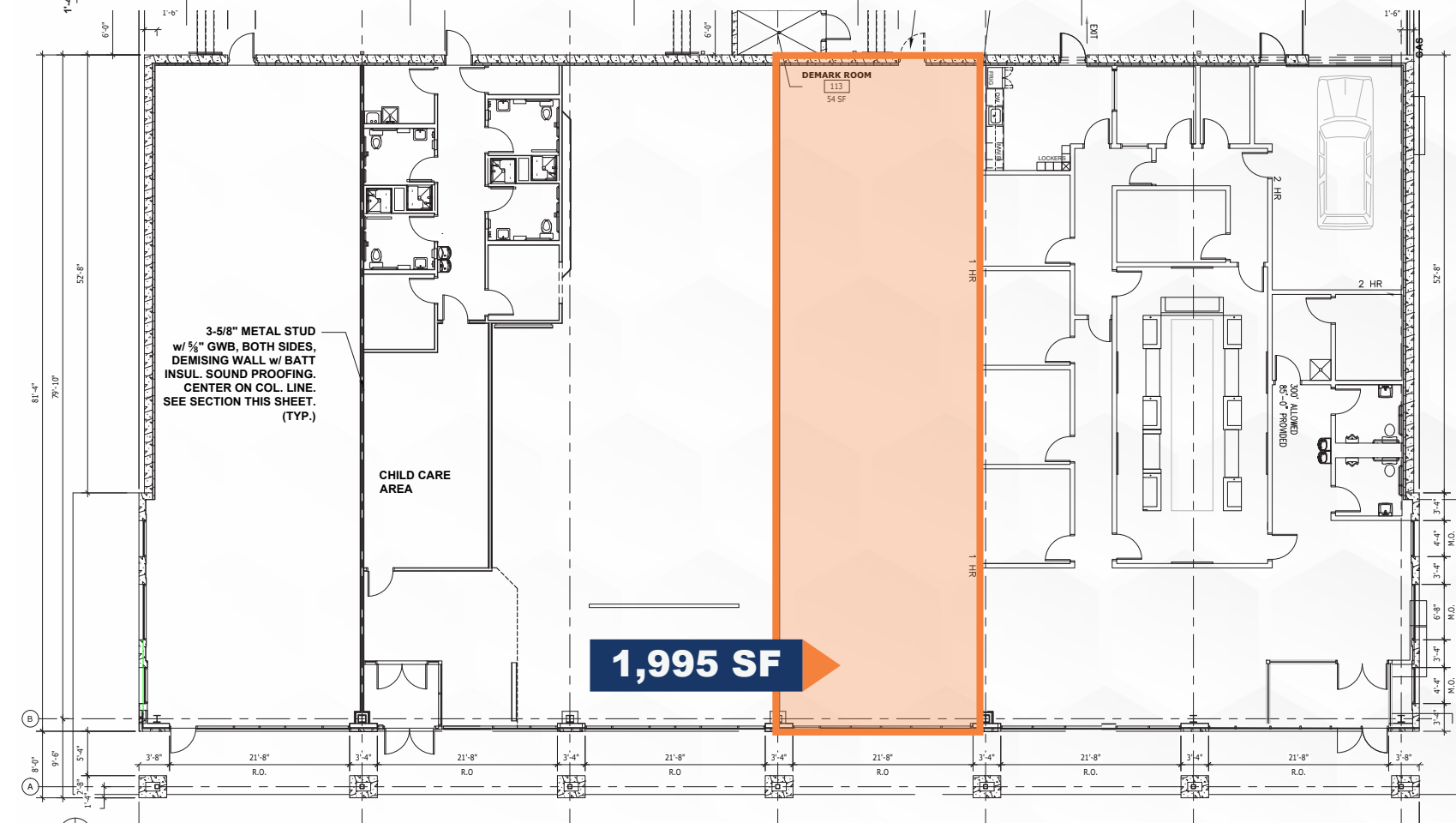
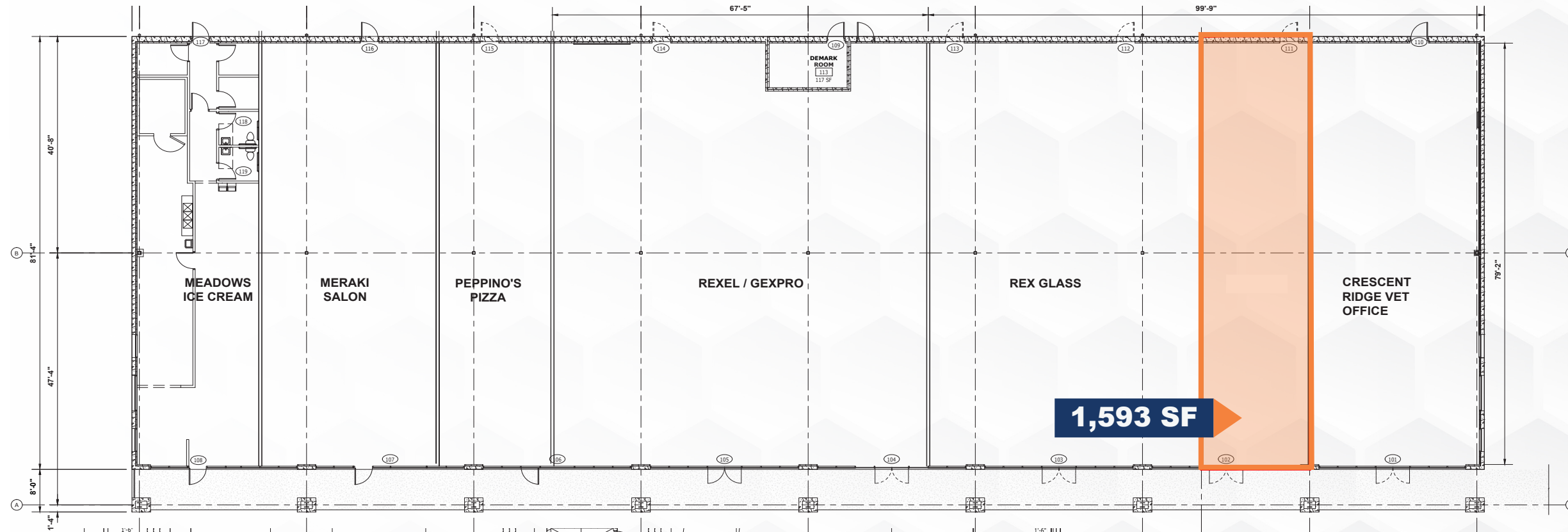
burn boot camp



**HIGH VISIBILITY
FROM ALL DIRECTIONS**



FLOOR PLANS



Exterior: combination of decorative masonry concrete units and insulated exterior EIFS system

Bay Spacing: 30'

Clearance: minimum 13' under main roof beams

Partitions: demising walls - insulated drywall walls with metal studs from concrete floor to roof deck separating the Leased Premises from the adjacent Tenants

Storefront: Aluminum and glass storefront system with one (1) 3' x 7' entry door and code compliant hardware as designated by Landlord

Electrical: One (1) 200-amp, 3 phase, 120/208 volt panel and circuit breakers installed at the rear

1,593 SF & 1,995 SF

LOCATION HIGHLIGHTS



20 MINUTE
Drive-Time
Demographics



Population | 114,163



Households | 44,566



HH. Income | \$170,833



Businesses | 4,538

Directly off Evans City
exit of I-79

10 minutes to
PA Turnpike (PA-76)

30 minutes to
Downtown Pittsburgh

5 minutes to
Cranberry Township

JACKSON'S POINTE PLAZA

22095 Perry Highway | Zelienople, PA

BUNCHER[®]
COMPANY

Gregg Broujos

gbroujos@buncher.com

412.422.9900 ext. 227

Michael Kutzer

mkutzer@buncher.com

412.422.9900 ext. 4