



150

SCHARBERRY LANE  
MARS, PA 16046

OFFICE BUILDING FOR SALE OR LEASE

6,000 - 12,000 square feet available

BUNCHER

REALTY SERVICES

Buy. Sell. Lease. Buncher.



# 150

SCHARBERRY LANE



**ASKING PRICE: \$2,950,000**

**ASKING RATE: \$25.00/SF + UTILITIES**

## PROPERTY HIGHLIGHTS

This Class A office building presents with high end finishes in an efficient footprint. The building offers breathtaking views of Butler County, abundant natural light and is located just minutes from I-79 and Cranberry Township.



Built in 2007



6,000 - 12,000 SF Available



Lot Size: 3.71 acres



Class A office space



Spectacular views



Ample parking



Ideal for one or two occupants



# RETAIL AREA MAP



## 20 MINUTE DRIVE TIME DEMOGRAPHICS



Population  
94,858



Households  
36,744



HH Income  
\$192,286



Businesses  
4,476

# DEMOGRAPHICS

|                                           | 10 Minute Drive-Time | 20 Minute Drive-Time | 30 Minute Drive-Time |
|-------------------------------------------|----------------------|----------------------|----------------------|
| <b>Population</b>                         |                      |                      |                      |
| Estimated Population (2024)               | 22,367               | 94,857               | 243,977              |
| Projected Population (2029)               | 22,752               | 94,732               | 240,496              |
| Projected Annual Growth (2024-2029)       | 386                  | -126                 | -3,871               |
| <b>Households</b>                         |                      |                      |                      |
| Estimated Households (2024)               | 8,733                | 36,774               | 100,360              |
| Projected Households (2029)               | 8,892                | 36,068               | 99,166               |
| Projected Annual Growth (2024-2029)       | 159                  | 149                  | -724                 |
| <b>Average Household Income</b>           |                      |                      |                      |
| Estimated Average Household Income (2024) | \$202,777            | \$185,252            | \$155,542            |
| Projected Annual Household Income (2029)  | \$212,521            | \$193,383            | \$162,485            |
| Projected Annual Change (2024-2029)       | \$9,745              | \$8,132              | \$6,944              |
| <b>Median Household Income</b>            |                      |                      |                      |
| Estimated Median Household Income (2024)  | \$143,616            | \$139,043            | \$115,982            |
| Projected Median Household Income (2029)  | \$148,774            | \$143,604            | \$119,731            |
| Projected Annual Change (2024-2029)       | \$51,158             | \$4,561              | \$3,749              |
| <b>Race and Ethnicity</b>                 |                      |                      |                      |
| White                                     | 20,614               | 84,518               | 219,276              |
| Black or African American                 | 357                  | 1,829                | 6,137                |
| American Indian                           | 8                    | 57                   | 146                  |
| Asian                                     | 721                  | 5,416                | 11,101               |
| Hispanic                                  | 175                  | 692                  | 1,473                |
| <b>Population by Sex</b>                  |                      |                      |                      |
| Female                                    | 11,222               | 47,467               | 122,103              |
| Male                                      | 11,144               | 47,390               | 121,874              |
| <b>Education Attainment</b>               |                      |                      |                      |
| Total Population                          | 15,980               | 67,438               | 178,419              |
| High School Graduate                      | 2,537                | 11,977               | 39,272               |
| Some College                              | 1,810                | 7,985                | 23,303               |
| Associate Degree                          | 1,272                | 5,503                | 16,678               |
| Bachelor Degree                           | 5,814                | 22,880               | 55,279               |



## Total Businesses

10 Minutes: 784  
20 Minutes: 4,746  
30 Minutes: 9,648



## Housing Units

10 Minutes: 9,311  
20 Minutes: 39,171  
30 Minutes: 107,527



## Total Employees

10 Minutes: 8,220  
20 Minutes: 59,624  
30 Minutes: 109,497



# PROPERTY PHOTOS



Lobby



Workstations



Conference Room



Conference Room



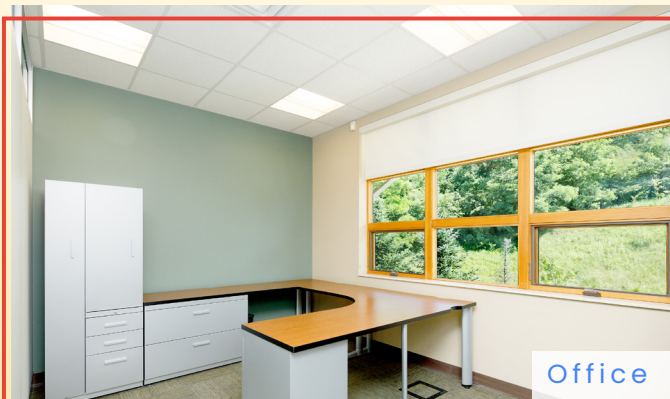
Office



Outdoor Space



Kitchen



Office



Training Room



# 150

SCHARBERRY LANE  
MARS, PA 16046



## FOR ADDITIONAL INFORMATION, PLEASE CONTACT

**Gregg Broujos**

President

412.422.9900 ext. 227

[gbroujos@buncherrealty.com](mailto:gbroujos@buncherrealty.com)

**Jesse Ramey**

Leasing Associate

412.676.9947

[jramey@buncher.com](mailto:jramey@buncher.com)

**BUNCHER.**

REALTY SERVICES

Buy. Sell. Lease. Buncher.

Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice.