

# DEVELOPMENT LAND FOR LEASE

7582-7574-7562 West Ridge Road  
Fairview, Pennsylvania

# FOR LEASE

For more information, contact:

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Senior Vice President

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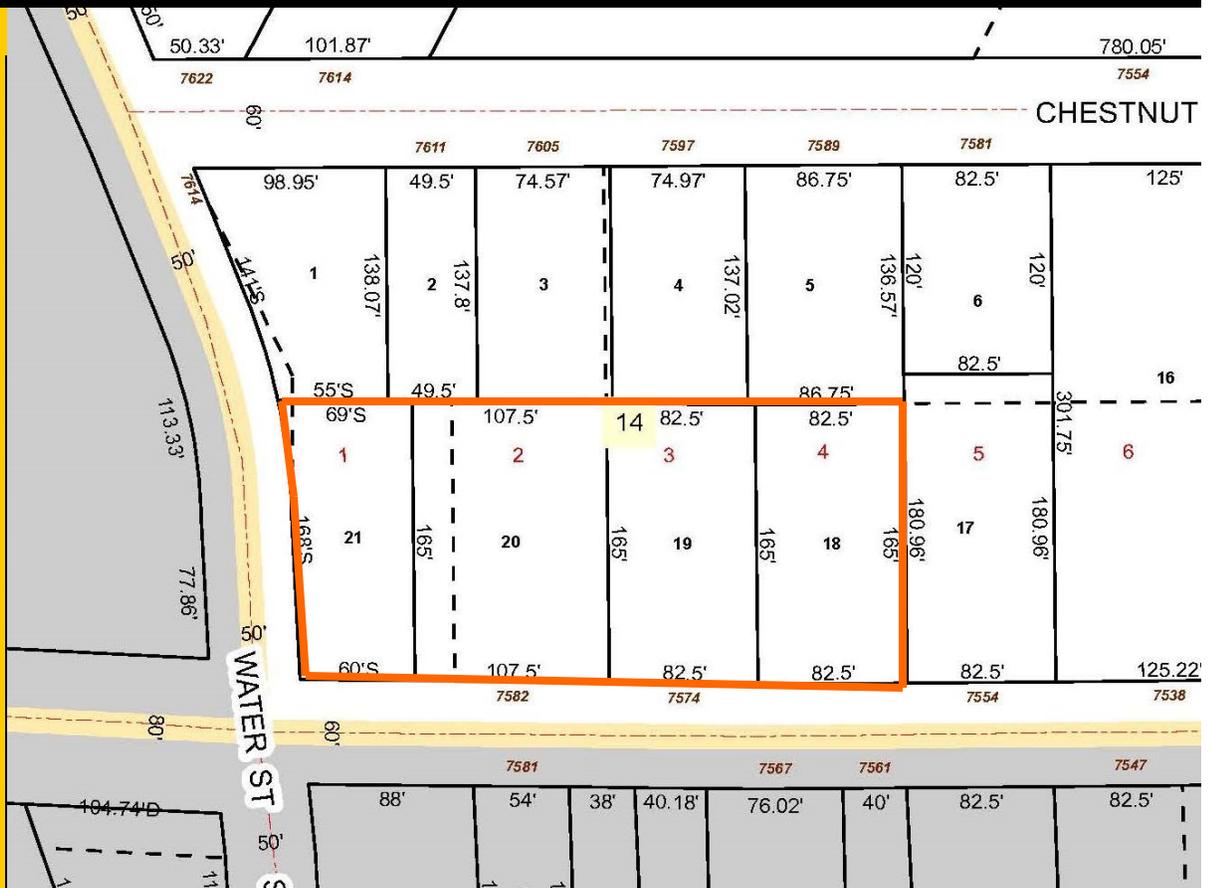
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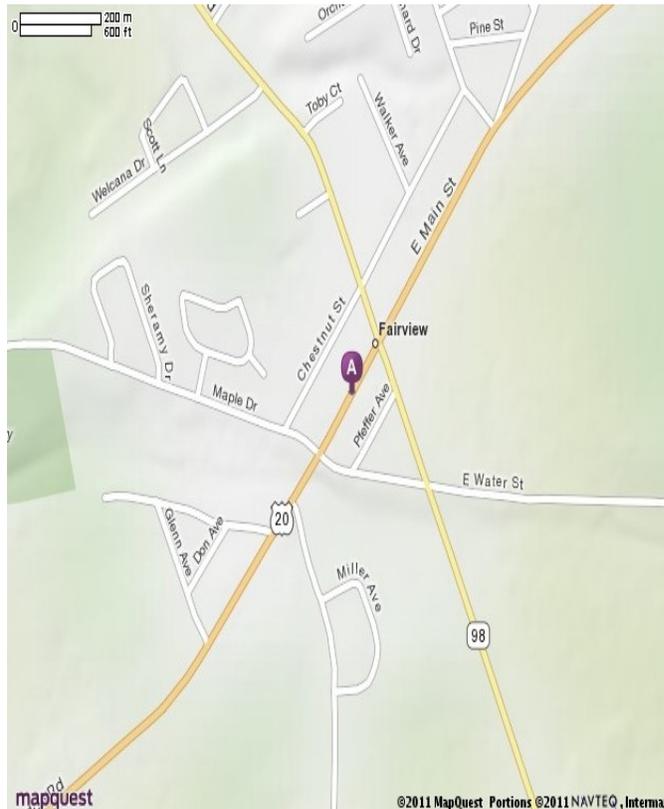
Baldwin Brothers, Inc.

2540 Village Common Drive

Eric, PA 16506-7202



## MAP



## DESCRIPTION

- Busy West Ridge Rd (West 26th)
- 16,000 VPD
- Development Site
- Highly visible location
- Lot Size is 331 x 160
- Signalized intersection
- Heart of downtown Fairview

## DEMOGRAPHICS

- Population
  - 1 Mile - 2,278
  - 3 Miles - 8,768
  - 5 Miles - 26,067
- Average HH Income
  - 1 Mile - \$71,822
  - 3 Miles - \$73,119
  - 5 Miles - \$74,065

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified and make no guarantee, warranty or representation about it. It is the responsibility of the client to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# FORMER SUPERMARKET FOR LEASE

7538 West Ridge Road  
Fairview, Pennsylvania

# FOR LEASE



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Imagery Date: Apr 1, 2005

Image PA Department of Conservation and Natural Resources-PAMAP/USGS

Eye alt 1989 ft

42°01'49.69" N 80°15'24.79" W elev 794 ft