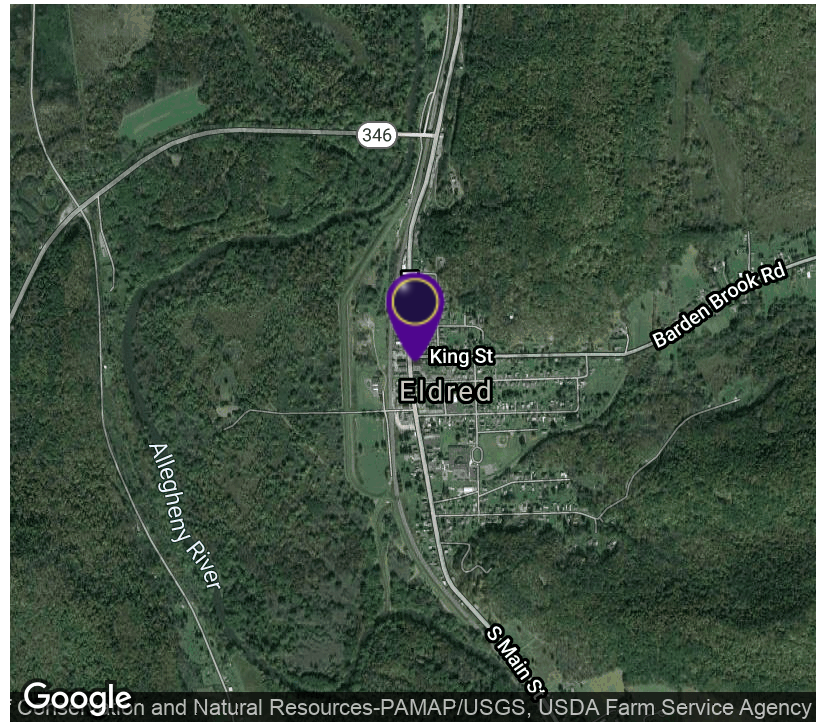


180 Main Street

Eldred, PA 16731



OFFERING SUMMARY

Sale Price:	\$169,000
Lot Size:	0.66 Acres
Building Size:	6,764 SF
Zoning:	CR - Commercial / Residential
Price / SF:	\$24.99

PROPERTY OVERVIEW

Former community grocery store, this building has been vacated and is available for new retail, commercial, office or community needs. The owner desires a quick sale of this surplus property.

LOCATION OVERVIEW

Very attractive mid-town location in the community. Located on PA State Route 446 this location offers convenient off street parking and is near the WWII Museum and community school.

PROPERTY HIGHLIGHTS

- Retail Facility
- High Traffic Location
- Immediate Occupancy

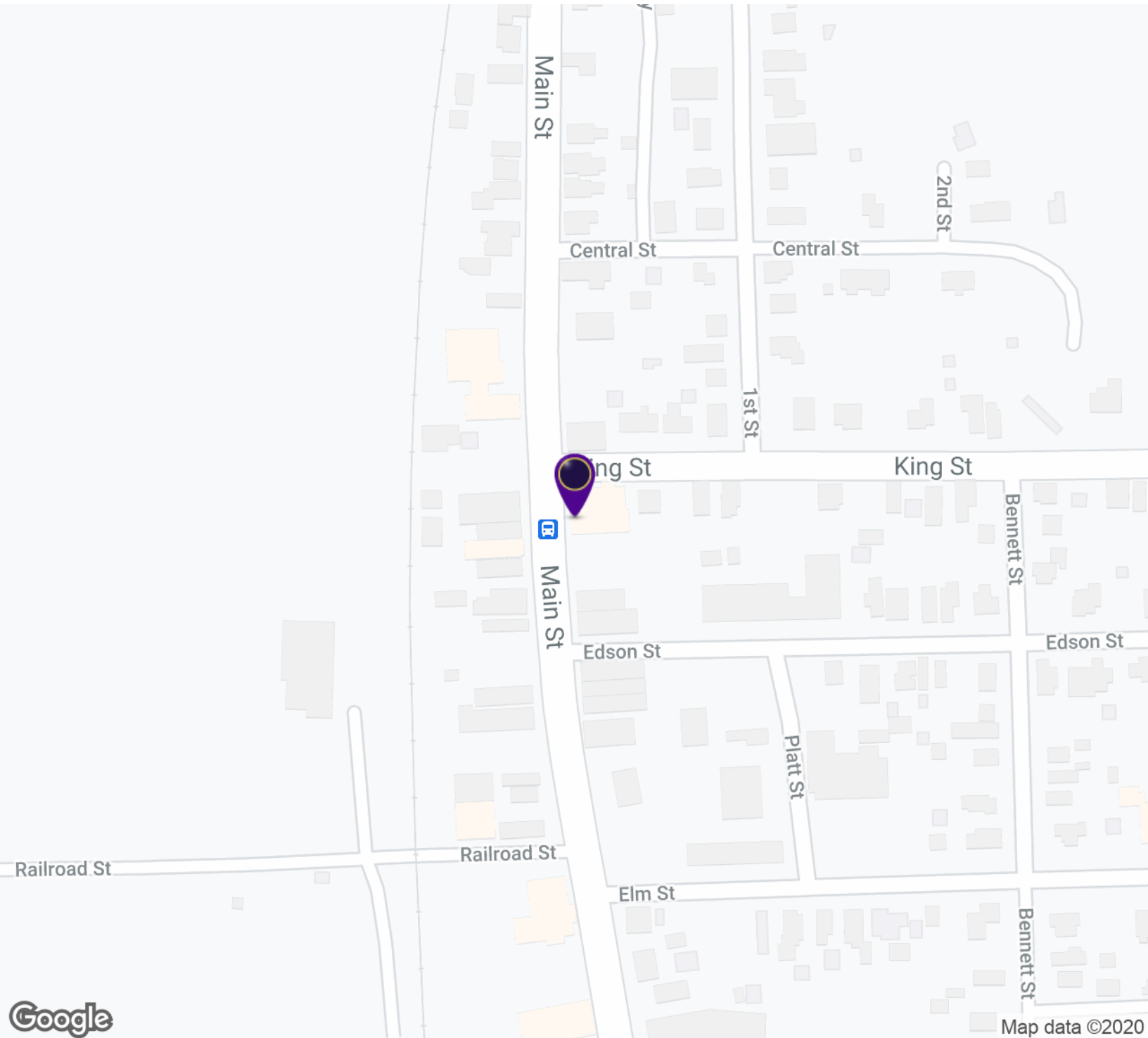


RICK RECCKIO
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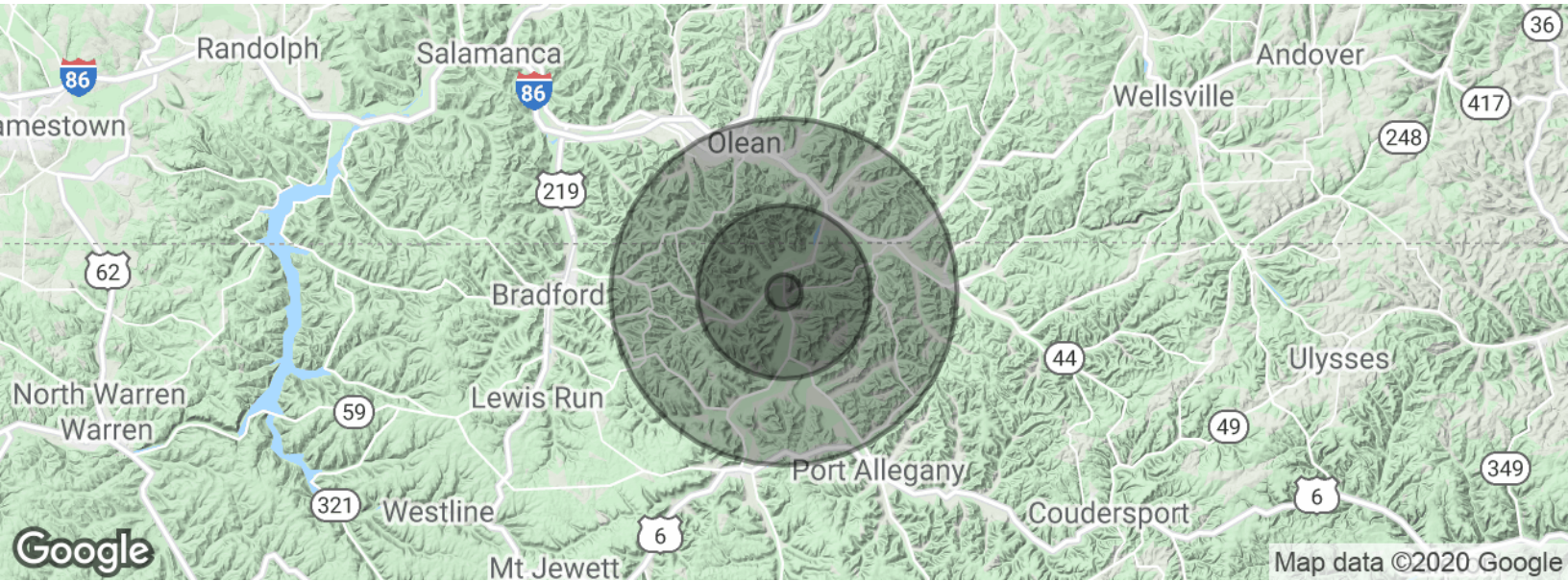


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	130	3,812	32,029
Median age	41.6	41.5	40.5
Median age (Male)	40.8	40.6	38.2
Median age (Female)	42.4	42.4	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	51	1,530	13,775
# of persons per HH	2.5	2.5	2.3
Average HH income	\$49,173	\$49,922	\$49,362
Average house value	\$85,849	\$82,420	\$82,567

* Demographic data derived from 2010 US Census



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