

OWN. MANAGE. LEASE.

# GATOR

INVESTMENTS

## FOR LEASE

### LAUREL PLAZA

1952 University Drive, Connellsville PA 15425



#### PROPERTY HIGHLIGHTS:

- Anchored by Rural King (Not Owned), Pechin Supermarket & Dollar Tree
- Anchor Space Available
- Traffic Count: 27,000 AADT
- GLA of +/- 222,351 SF
- Land For Sale

#### PROPERTY OVERVIEW:

- Located SE of Pittsburgh
- Nearest Intersection: Route 119 & Riverside Drive
- Fayette County

[www.GatorInvestments.com](http://www.GatorInvestments.com)

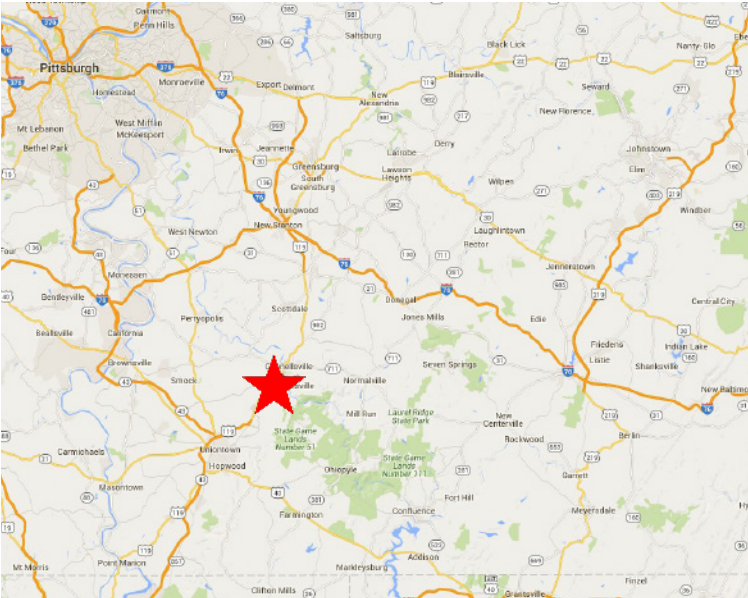
7850 NW 146th Street • Miami Lakes • FL 33016

James A. Goldsmith, Lic. Real Estate Broker

## LEASING INFO: 877.459.9605

[Sales@GatorInvestments.com](mailto:Sales@GatorInvestments.com)

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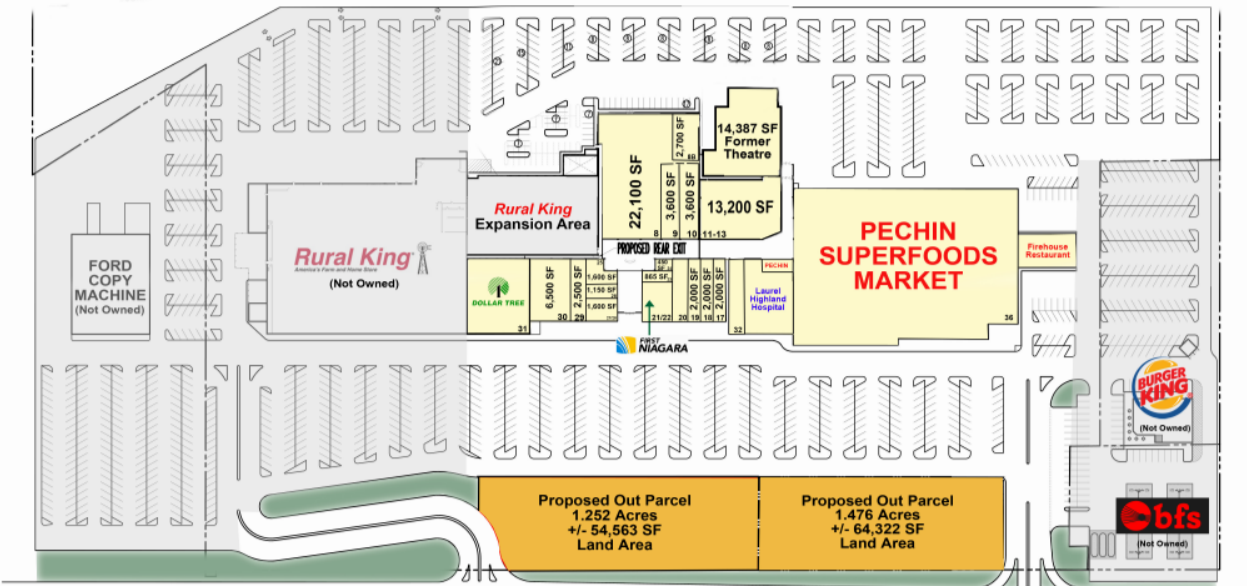


## DEMOGRAPHICS

1952 University Drive, Connellsville PA 15425

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	3,750	16,824	23,751
AVG. HH INCOME	\$49,185	\$50,066	\$50,682
AVG. AGE	42	43	43

## Proposed Elevations for Renovations in 2018



## UNIVERSITY DRIVE ROUTE 119

OWNED AND OPERATED BY A

**GATOR**

AFFILIATED COMPANY

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