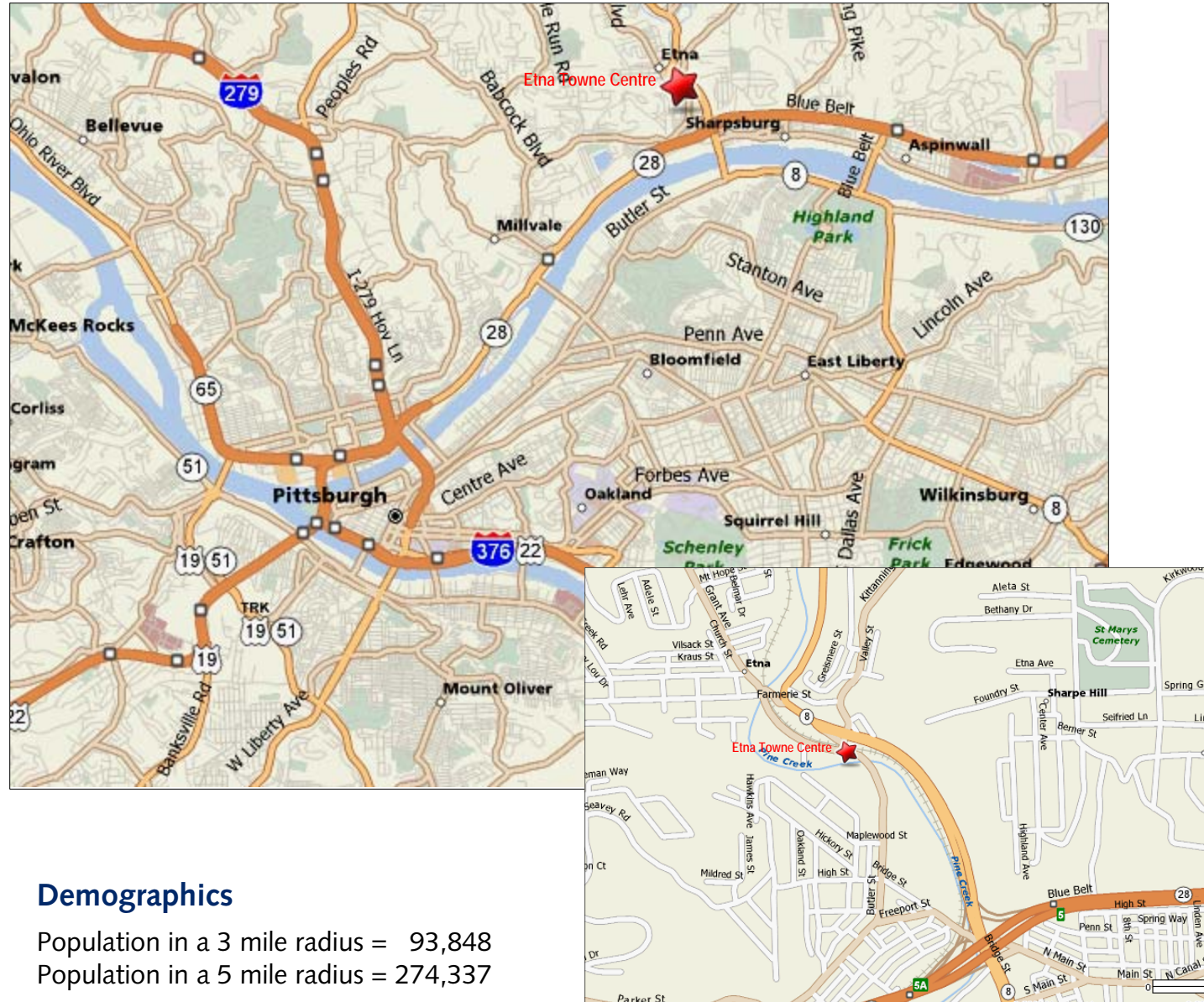


# FOR LEASE

## Etna Towne Centre

550 Butler Street, Pittsburgh, PA 15223



### Demographics

Population in a 3 mile radius = 93,848

Population in a 5 mile radius = 274,337

Average Household Income in a 3 mile radius = \$60,455

Average Household Income in a 5 mile radius = \$64,663

For more information, please contact:

Arthur J. DiDonato, Jr.  
412.261.0200  
adidonato@gvaoxford.com



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.

# FOR LEASE

## Etna Towne Centre

550 Butler Street, Pittsburgh, PA 15223



### Retail Area Available

1,668 - 5,004 sq. ft. (Depth= 83' 4")

### Comments

- Located near the intersection of Route 28 and Route 8, with great visibility from Route 8
- Pylon signage available
- Tenants include Advance Auto, H&R Block, Pizza Hut and SuperCuts
- Superior area traffic counts
  - Average Daily Traffic Count on Route 28 = 49,877
  - Average Daily Traffic Count on Route 8 = 26,040
  - Average Daily Traffic Count on Butler Street = 14,000

For more information, please contact:

Arthur J. DiDonato, Jr.  
412.261.0200  
adidonato@gvaoxford.com



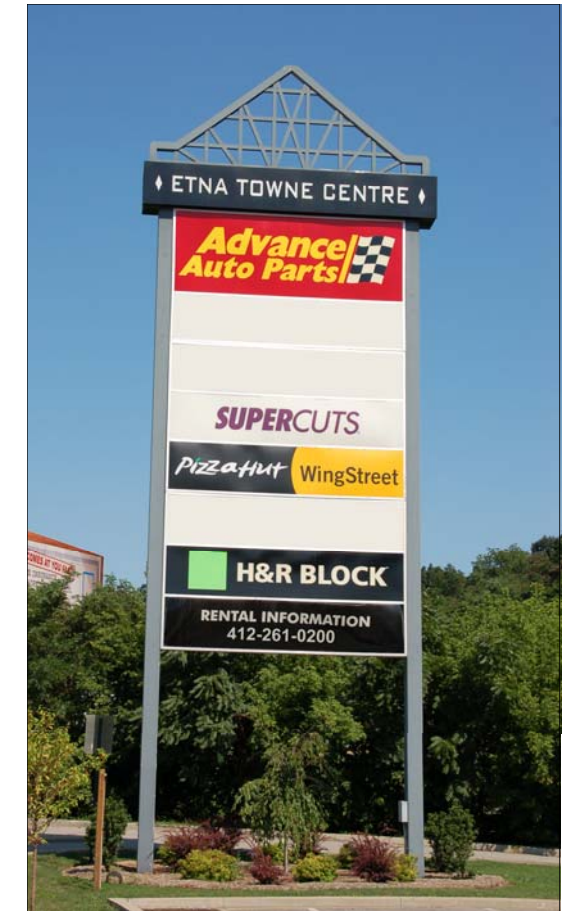
# FOR LEASE

## Etna Towne Centre

550 Butler Street, Pittsburgh, PA 15223



Anchored by Advance Auto Parts



Pylon Signage Available