

North Center Avenue SOMERSET, PA

1490 North Center, Somerset, PA



LEASE SPACE AVAILABLE

HIGHLIGHTS

- Prime Commercial Location
- Brand New Construction
- Suites From 1,200 - 12,000 SF
- Ample Customer Parking
- High Visibility & Convenient Access
- 16,000 Daily Vehicles (Rt. 601)
- Now Leasing for Fall 2006 Occupancy

DEMOGRAPHICS

Market	5 Mile	10 Mile	15 Mile
Population	18,165	34,621	64,094
Households	6,706	13,263	21,162
Median Household Income	35,132	35,559	35,253

LEASING AGENT: MICHAEL BOLAND, RMB REALTY, INC. 1000 MARKET STREET, JOHNSTOWN, PA 15031
 COOPERATING AGENT: LUCAS BOLAND, RMB REALTY, INC. 1000 MARKET STREET, JOHNSTOWN, PA 15031
 RMB REALTY, INC. 1000 MARKET STREET, JOHNSTOWN, PA 15031

ADDRESS: 1490 North Center Avenue
Somerset, PA 15501
[\(Map\)](#)

COUNTY: Somerset

BLDG. SIZE: 16,000 Sq. Ft.

LOT SIZE:

Property Description

<p>YEAR BUILT:</p> <p>QUALITY: Brand New</p> <p>OFFICE SQ.FT.: 945 - 7,000 sq. ft.</p> <p>ROOF:</p> <p>FLOORS: Brand new white box suites</p> <p>WALLS: Brand new white box suites</p> <p>CEILING: Brand new white box suites</p> <p>ELEVATOR: None</p> <p>CRANES: None</p> <p>LOADING DOCKS: At grade, delivery access</p> <p>MAJOR HIGHWAYS: 1 mile to U.S. 219; 1 mile to I-70/76</p> <p>AIRPORT DISTANCE:</p>	<p>RAIL: None</p> <p>GAS: Columbia</p> <p>WATER: Somerset Borough</p> <p>SEWER: Somerset Borough</p> <p>POWER: Penelec</p> <p>HEAT: Gas - fired HVAC</p> <p>AIR CONDITIONING:</p> <p>MISCELLANEOUS: Brand new commercial space in line of Wal-Mart.</p> <p>ZONING: None</p> <p>PARKING: Shared parking - field</p> <p>LAST USE:</p> <p>EXTRAS: Daily traffic count of 16,000 vehicles</p>
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Listing Information

Asking Price: Possession: Subject to Lease

Price per SF: Subject to Lease Pricing Comments

Listing Agent: Mike Boland or Lucas Boland, RMB Realty
(814) 444-9400 or info@rmbrealty.net

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