

# For SALE - Retail Investment Property

502-534 3rd Avenue (U.S. Rt. 22) Duncansville, PA 16635



- ± 18,500 SF Total on ± 1.50 Acres
- ± 90% Leased - Three Buildings:
  - ▶ ± 4,800 SF (KidsPeace, Salon)
  - ▶ ± 1,800 SF (First Nat'l Bank)
  - ▶ ± 11,900 SF (Dentistry, Subway, Dollar General, MS Society)
- Minutes from Interstate 99
- Strong Local Demographics:
  - ▶ 12,000 vehicles per day (PennDOT AADT)
  - ▶ Population: 39,500 (5-mile radius)
- Offered at ~~\$1,350,000~~ **\$1,200,000**



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REALTY ADVISORS, LLC®

**Peter J. Licastro, President**  
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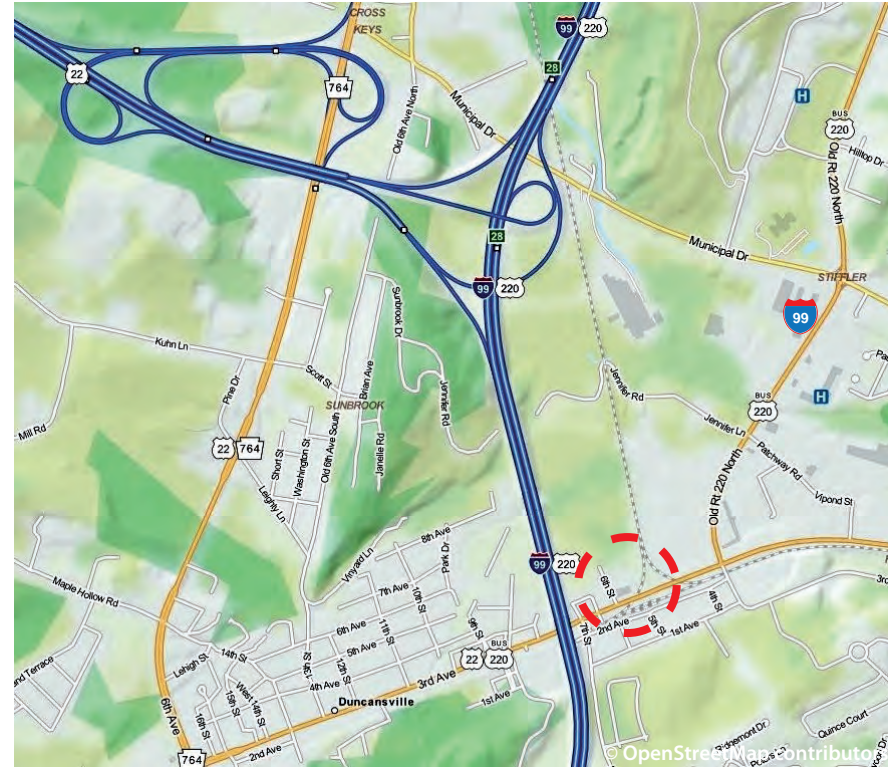
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**Pittsburgh, PA 15237**

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# Retail Investment Opportunity

Oxford Shops, Borough of Duncansville, Blair County, PA



1001 Perry Highway, Suite 8

Pittsburgh, PA 15237

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