

# 10 ST. FRANCIS WAY



**LOCATION:** SOUTHEAST CORNER OF ROUTE 19 AND ST. FRANCIS WAY IN CRANBERRY PA  
(ACROSS FROM CRANBERRY MALENTRANCE)

MARKET DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	27,113	52,633	83,311
HOUSEHOLDS	9,828	18,745	30,005
MEDIAN HH INCOME	\$75,398	\$77,494	\$73,261
AVERAGE HH INCOME	\$89,615	\$95,049	\$90,541
MEDIAN AGE	36.5	37.7	38.6

SOURCE: 2003 SCAN/US ESTIMATES

## TRAFFIC COUNT

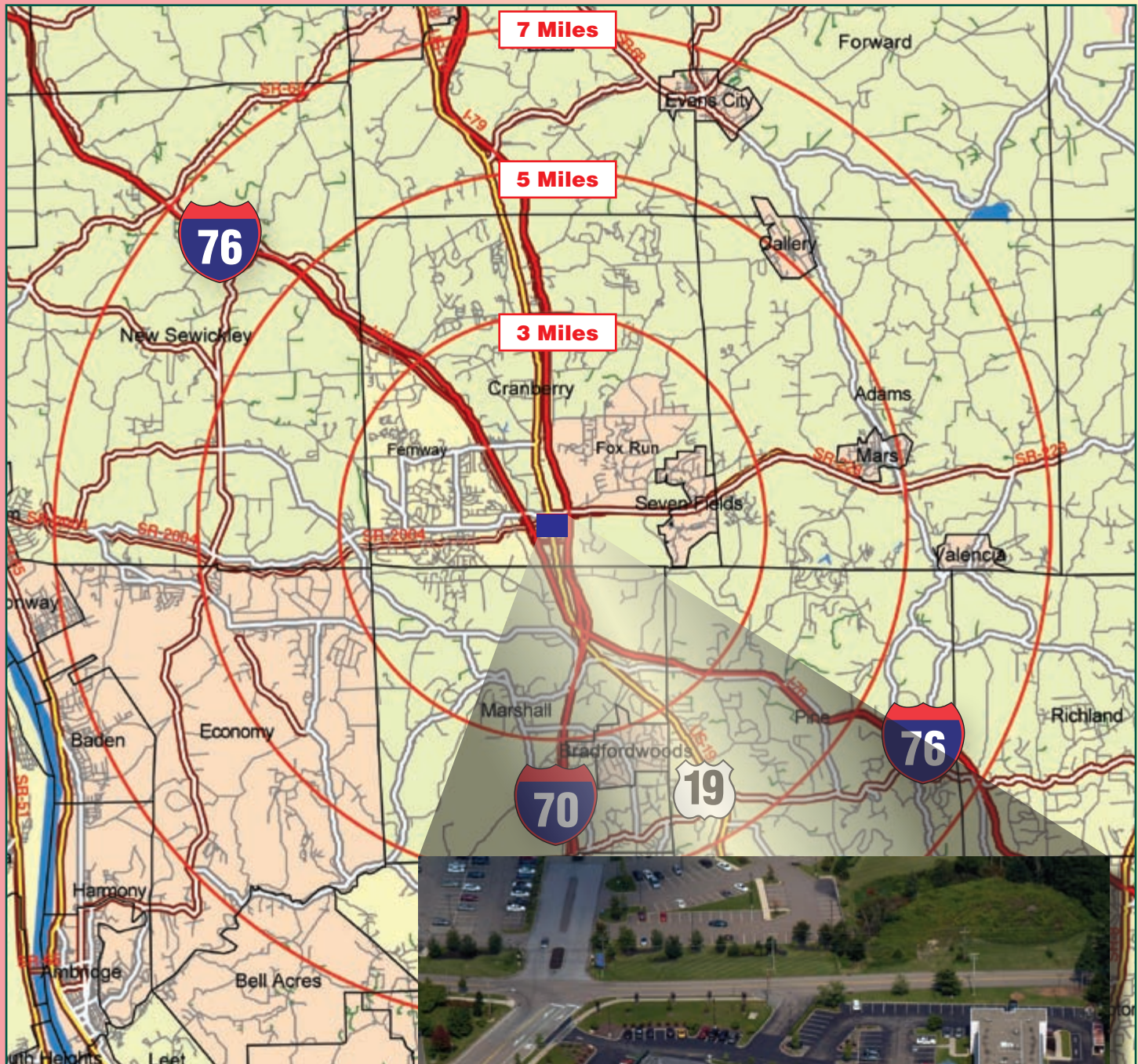
The average daily traffic volume for U.S. Route 19 at St. Francis Way in Cranberry is approx. 35,000 vehicles per day.

Enjoy a prime location on the heavily traveled US19, close to other major retailers including the Cranberry Mall, Home Depot, and WalMart as well as St. Francis Hospital. This affluent area boasts stronger than average population growth in a rapidly developing suburban location.



**WALNUT CAPITAL ACQUISITIONS**  
*Real Estate Development*

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This is a property of Walnut Capital Acquisitions. For more information, please contact:

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