

PENN PLACE



LOCATION: Route 22 in Monroeville, PA 15146
(just off the PA Turnpike & I-376, across from Miracle Mile Shopping Center)

MARKET DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
Population	7,232	19,375	49,865	141,271
Households	3,169	8,357	20,876	59,580
Average HH Income	\$67,826	\$??,???	\$72,530	\$69,190
Median Age	42.9	41.7	41.5	41.8

Source: 2003 Scan/US Estimates

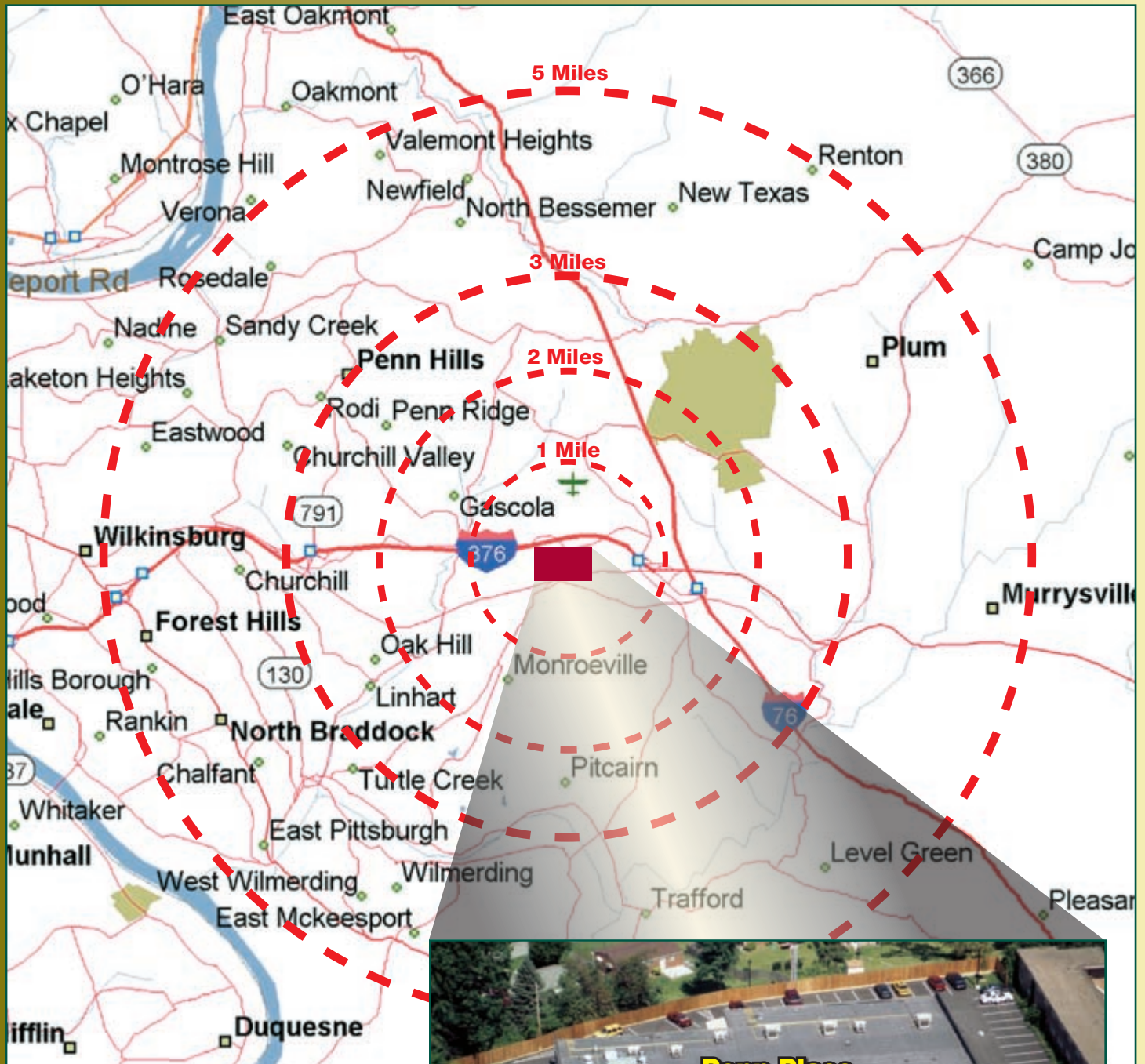
TRAFFIC COUNT

The average daily traffic volume for U.S. Route 22 is approx. 40,004 vehicles per day.

This new retail development is located on Route 22 in the heart of the Monroeville, Pennsylvania retail corridor. For ease of access, it will share a signalized entrance with Monroeville's largest shopping center, the Miracle Mile. Positioned within seconds of the Parkway East (I-376) and the Pennsylvania Turnpike, Penn Place provides tenants with tremendous trade area potential in the eastern region of the Pittsburgh MSA. Prime visibility and great accessibility are the hallmarks of this new development.



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

Anthony J. Dolan, Principal
Walnut Capital
5500 Walnut Street, Suite 300,
Pittsburgh PA 15232
(412) 683-3810 office
(412) 683-3811 fax
tdolan@walcap.com
www.walnutcapital.com

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Real Estate Development