

WALNUT HOLLOW

LOCATION: Route 22 and Cline Hollow Road in Murrysville, PA 15668

MARKET DEMOGRAPHICS	2 MILES	3 MILES	5 MILES	7 MILES
Population	8,137	18,607	63,411	121,720
Households	3,317	7,449	25,001	50,013
Median HH Income	\$86,297	\$78,419	\$70,672	\$61,682
Median Age	45.4	43.0	42.2	41.7

TRAFFIC COUNT

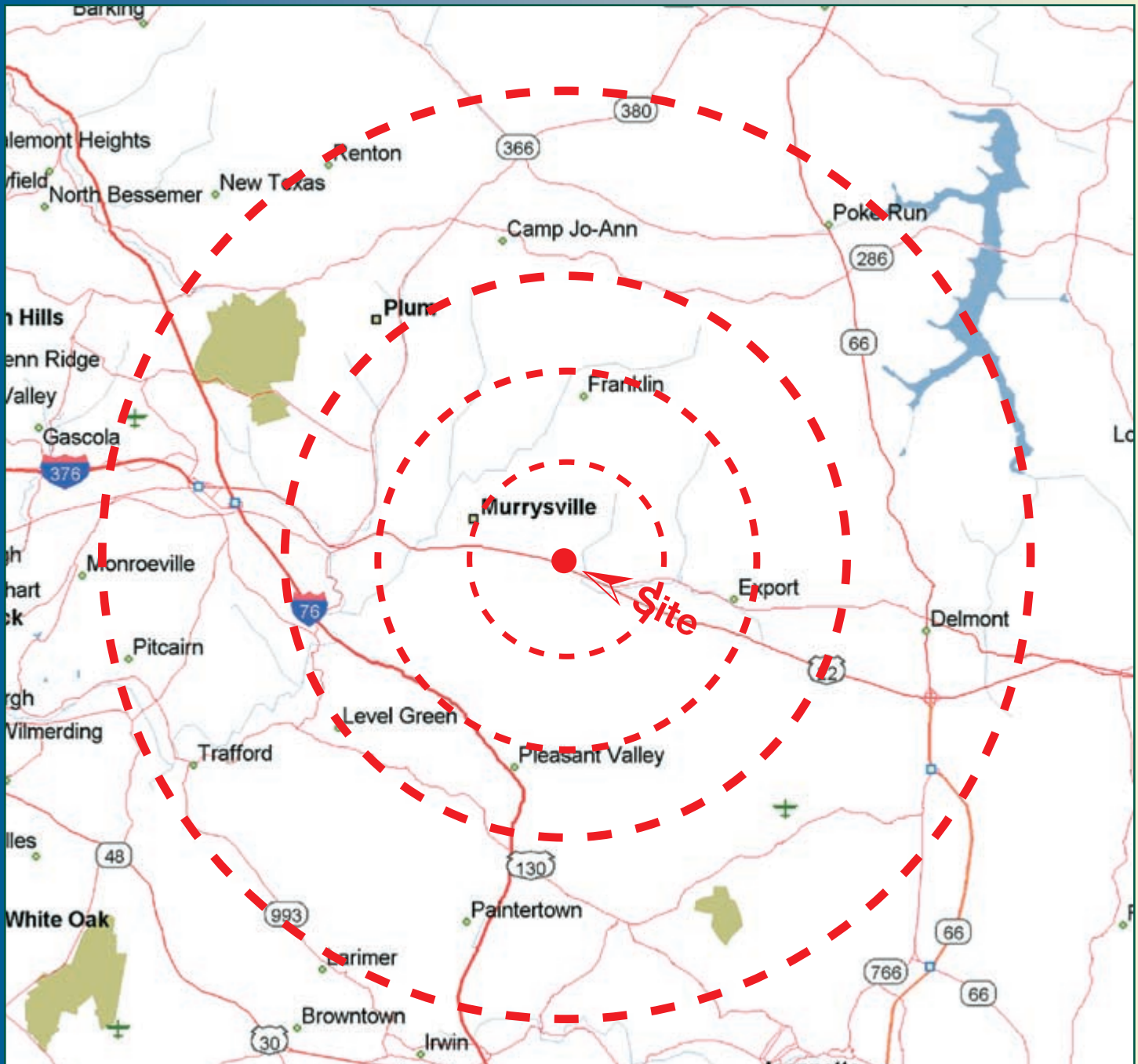
31,800 vehicles per day

Walnut Hollow is ideally positioned on U.S. Route 22, situated between the communities of Murrysville and Penn Township in Westmoreland County. Murrysville and Penn Township are the eastern suburb's fastest growing communities, continuing to see significant residential and commercial growth spurred on by lower real estate taxes compared to neighboring Allegheny County communities.

As the Pennsylvania Department of Transportation begins its massive road-widening project along Route 22 in Murrysville and installs a new traffic signal at the interscetion of Cline Hollow Road, this site will clearly be the beneficiary. While other properties along U.S. Route 22 will struggle with limited access, this community based retail development will be well positioned for the future with great access and tremendous visibility.



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

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