



4.11 ACRES FOR SALE OR GROUND LEASE

Corner of Route 19 & Racetrack Road | 1340 Washington Road, Washington, PA 15301

LEGACY
REALTY PARTNERS



DEMOGRAPHICS 3-MILE RADIUS

Population	19,606
Daytime Population	24,610
Households.....	8,581
Average HH Income.....	\$126,048
Median HH Income.....	\$98,659

PROPERTY OVERVIEW

- 4.11 acres with 700± ft of frontage along Route 19
- Highly visible, signalized intersection of Route 19 (Washington Road) and Racetrack Road
- Zoned C-2 (South Strabane Township)
- Adjacent to Steel City Harley Davidson
- Excellent access to Interstates 70 and 79
- Minutes from both Tanger Outlets and Hollywood Casino at the Meadows
- Nearby retailers include Planet Fitness, ModWash, Dairy Queen, Primanti Brothers, Dunkin, and Sheetz
- 835 hotel rooms in only one mile of site
- Site abuts residential development, Burkett Manor, which consists of 43 single family homes and 102 town homes



CANDLEWOOD
SUITES

spark
by Hilton

Comfort
by Hilton

BURGER
KING

CHROME
by Hilton

Waffle House

Wendy's

Fairfield
by Marriott

COURTYARD
by Marriott

Tanger
PITTSBURGH

The Meadows
Casino
1.1M
visits per year
201
minute average stay

The Meadows
HOLLYWOOD
CASINO

Hampton
by Hilton

DOUBLETREE
by Hilton

Starbucks

HYATT
PLACE

SHEETZ

Trulieve
DON TACO
PRIMATI
BROS.
DUNKIN'
LIBERTY POLE

bluepearl
community center

planet
fitness

Planet Fitness

M&W
Wash

MOTOR
HARLEY-DAVIDSON
STYLES

19

SITE



BROOKS
BROTHERS
FACTORY STORE
COACH
OUTLET
chico's
OUTLET
TOMMY
HILFINGER
Columbia
FACTORY STORE
JCREW
FACTORY
Eddie Bauer
OUTLET
THE CHILDREN'S
PLACE
kate spade
NEW YORK
Lids
francesca's
WHITE BLACK
MARKET
OLD NAVY
OUTLET
Nike Factory Store
HEY DUDE
ZALES
OUTLET
POLO RALPH LAUREN
UNDER
ARMOUR
Jewelry
crocs
AMERICAN EAGLE
LOFT
Levi's
BANANA REPUBLIC
FACTORY
carter's
norie
sunglass hut
TORRID
YANKEE
CANDLE

Tanger Outlets
1.8M
visits per year
65
minute average stay



