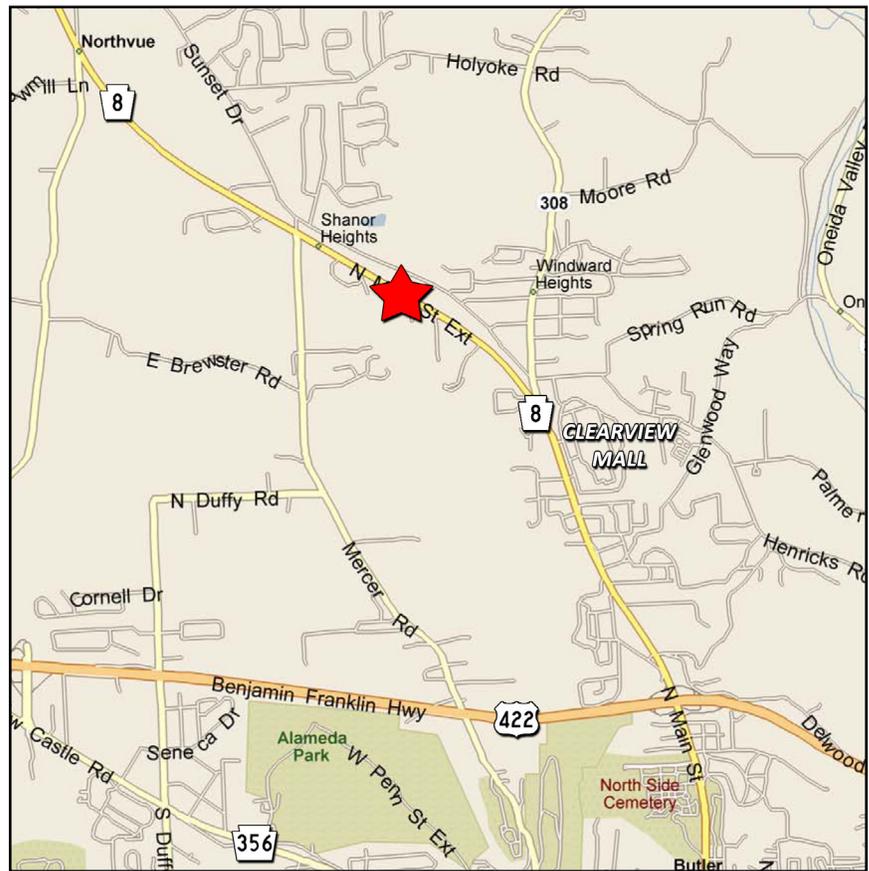


**COMMERCIAL LAND FOR SALE**  
**1670-1680 NORTH MAIN STREET (ROUTE 8)**  
 BUTLER, PA 16001



- 13± acres
- Excellent visibility with 745+ frontage along Route 8 (North Main Street)
- Zoned C-1, Retail and Service Commercial
- All public utilities service the site
- 9,111 Average Daily Traffic Count
- Close proximity to US Route 422 interchange and Clearview Mall

**COMMERCIAL LAND FOR SALE**  
**1670-1680 NORTH MAIN STREET (ROUTE 8)**  
 BUTLER, PA 16001



	3 mile	5 mile	7 mile	10 minute Drive Time
Population (2013 est)	16,148	42,097	55,769	40,509
Households (2013 est)	7,197	18,404	23,997	17,753
Average HH Income (2013 est)	\$ 63,413	\$ 57,785	\$ 60,049	\$ 57,233
Median HH Income (2013 est)	\$ 53,136	\$ 47,785	\$ 49,606	\$ 47,751

**Sandy Cikovic**  
 scikovic@LWEre.com

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