

IMPERIAL POINT PLAZA // GIRARD, PA

W. Ridge Road and Imperial Parkway, Girard, PA 16417



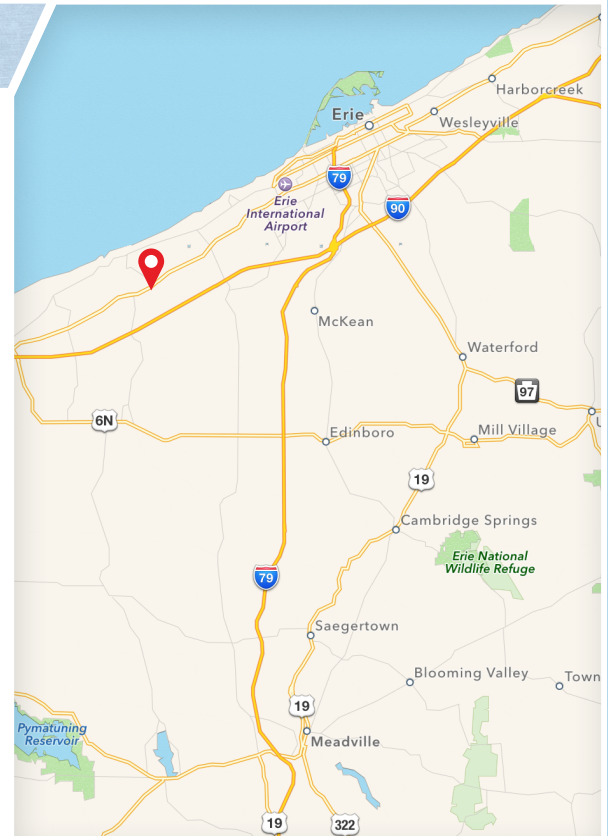
CURRENTLY FULLY LEASED

- Located at the intersection of W. Ridge Road and Imperial Parkway in Girard, PA; Less than 20 miles west of Erie, 8.7 miles west of Erie International Airport, and 3.6 miles west of Montefiore Hospital.
- Co-tenants include Giant Eagle, Dollar Tree, and Rite Aid.
- Visibility from W. Ridge Road (Route 20) which sees an estimated 14,000 vehicles per day.

TRAFFIC COUNTS

W. Ridge Road - 14,000 ADT

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	11,643	17,811	63,431
Households	4,772	7,179	25,169
Median HH Income	\$53,264	\$60,481	\$66,961
Active Businesses	452	652	2,230



TENANTS

SUITE	TENANT	SIZE
9215-A	Giant Eagle	50,929 SF
9215-B	Dollar Tree	9,500 SF
9215-C	Barabas Physical Therapy	3,237 SF
9215-E	Subway	1,492 SF
9215-F	Little Caesars Pizza	1,485 SF
9215-G	Classic Image	1,200 SF
9215-H	China Royal	2,125 SF
9215-I	Wine & Spirits	3,094 SF
9215-J	Rite Aid	11,250 SF
9215-K	First National Bank	2,502 SF

TOTAL PARKING	86,814 SF 422 SPACES
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