

FOR LEASE

# GATOR INVESTMENTS LAUREL PLAZA

1952 UNIVERSITY DRIVE | CONNELLSVILLE, PA 15425



### PROPERTY OVERVIEW

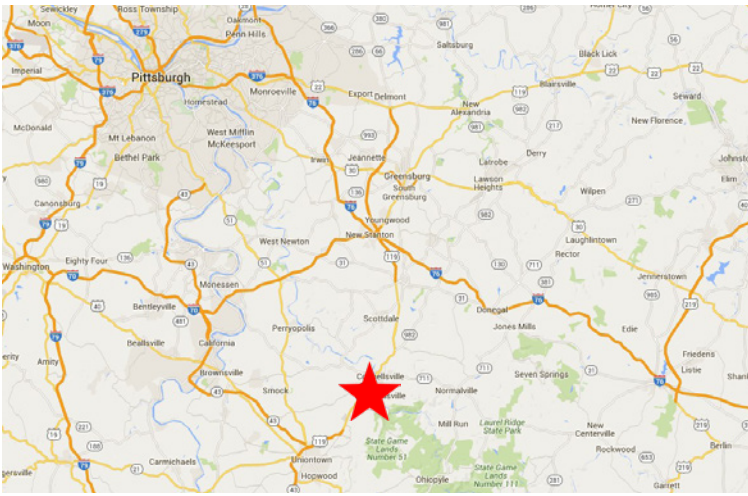
- Anchored by Rural King (not owned) & Dollar Tree
- Land Available
- GLA of +/- 222,351 SF

### LOCATION OVERVIEW

- Located SE of Pittsburgh
- Nearest Intersection: Route 119 & Riverside Drive
- Fayette County
- Traffic Count: 27,000 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)  
 7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016  
 James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)



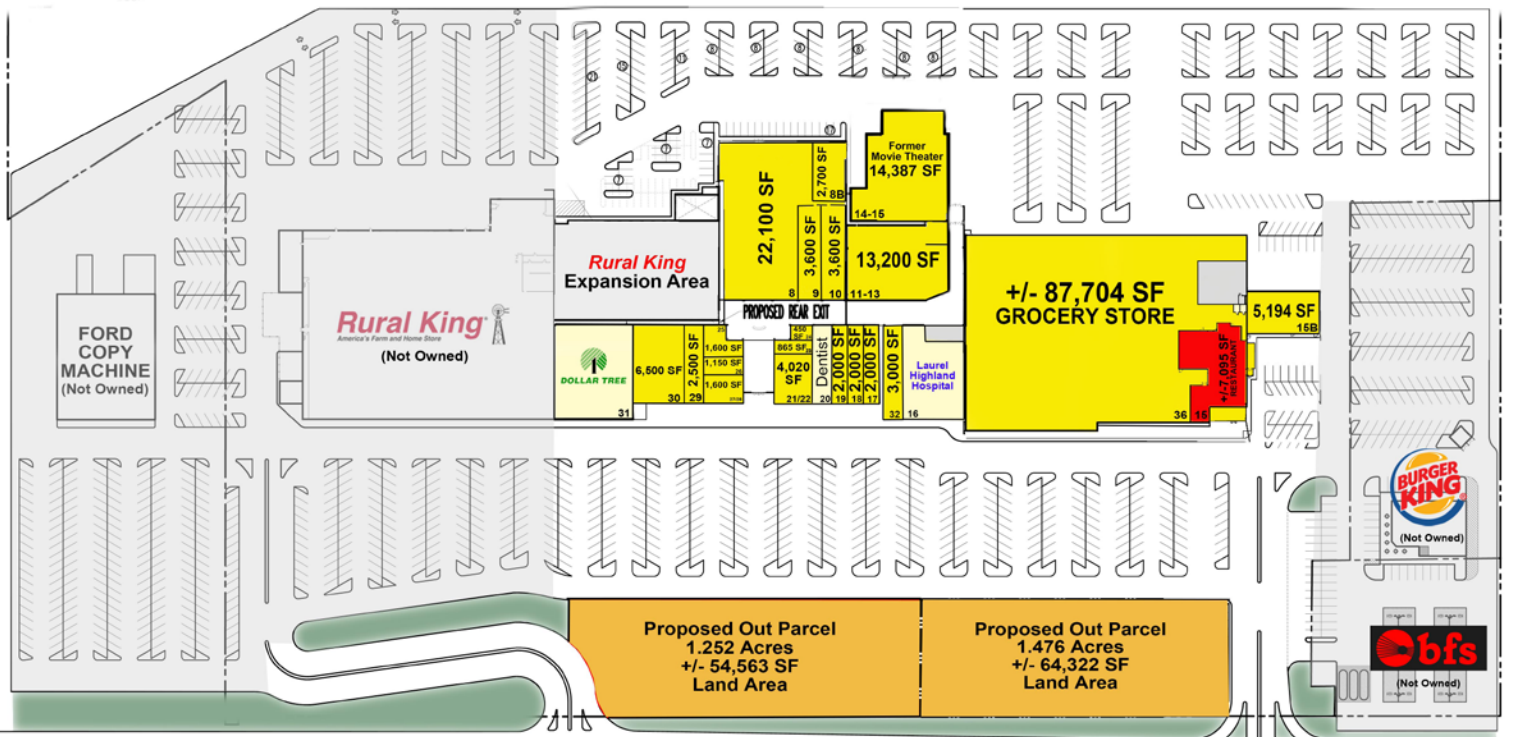
## DEMOGRAPHICS

• 2021

**1952 UNIVERSITY DRIVE  
CONNELLSVILLE, PA 15425**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	212	6,820	22,320
AVG. HH INCOME	\$69,458	\$67,842	\$71,992
AVG. AGE	44	44	44

- SPACE AVAILABLE
- RESTAURANT AVAILABLE
- LAND AVAILABLE



## UNIVERSITY DRIVE ROUTE 119

04 - 963 DR 'Y' 204

Owned and Operated By A  
**GATOR**  
Affiliated Company

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