

FOR LEASE

# GATOR LAUREL PLAZA

INVESTMENTS 1952 UNIVERSITY DRIVE | CONNELLSVILLE, PA 15425



## PROPERTY OVERVIEW

- Anchored by Rural King (not owned) & Dollar Tree
- Land Available
- GLA of +/-56,289 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

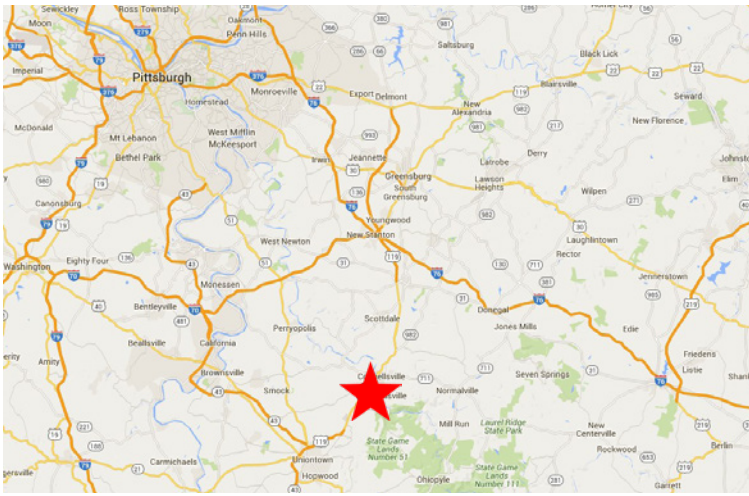
James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.





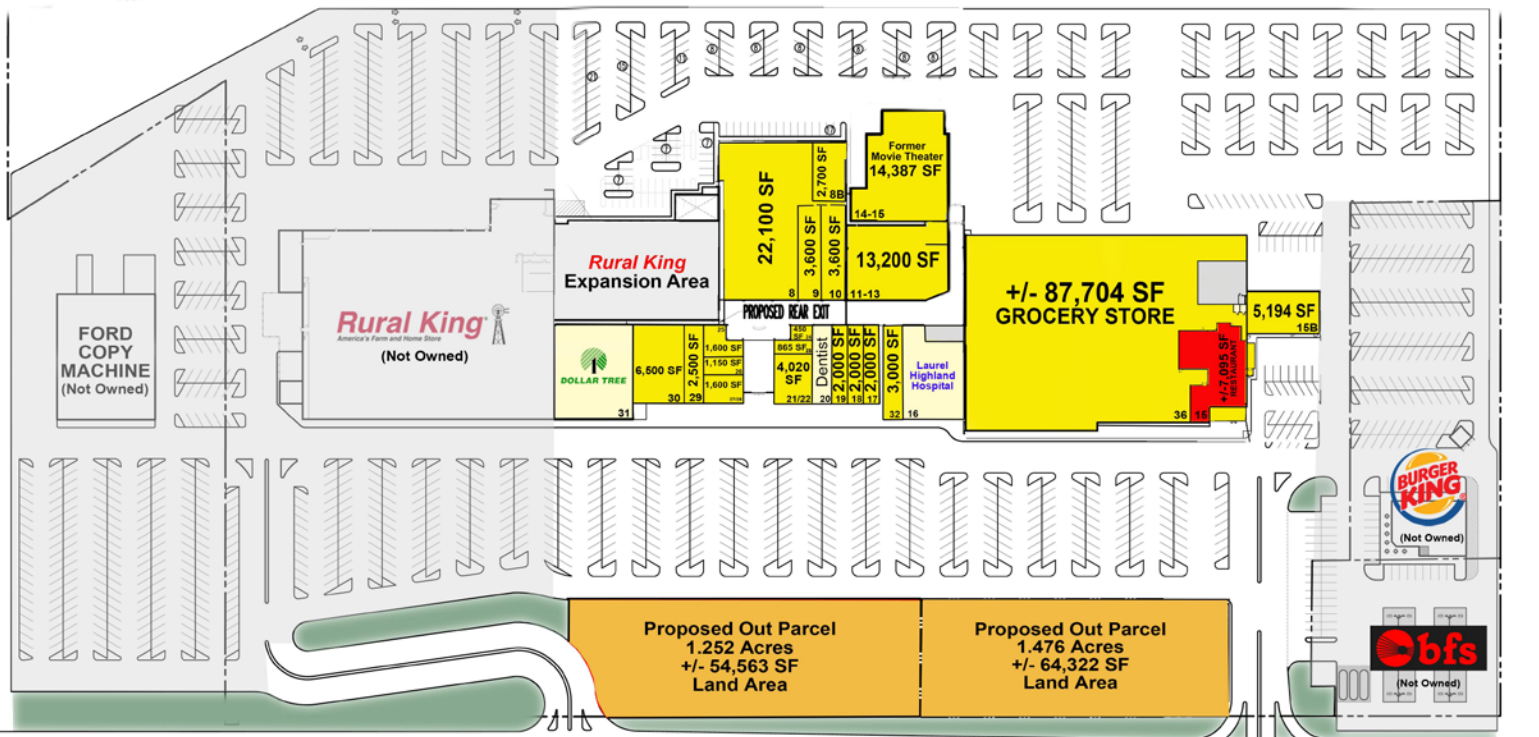
## DEMOGRAPHICS

• 2021

**1952 UNIVERSITY DRIVE  
CONNELLVILLE, 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**

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

**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

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.