

HUTCHINSON

REAL ESTATE SERVICES, LLC

Contact our office for more information
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1002 Atkinson Way

BOSWELL, PA 15531

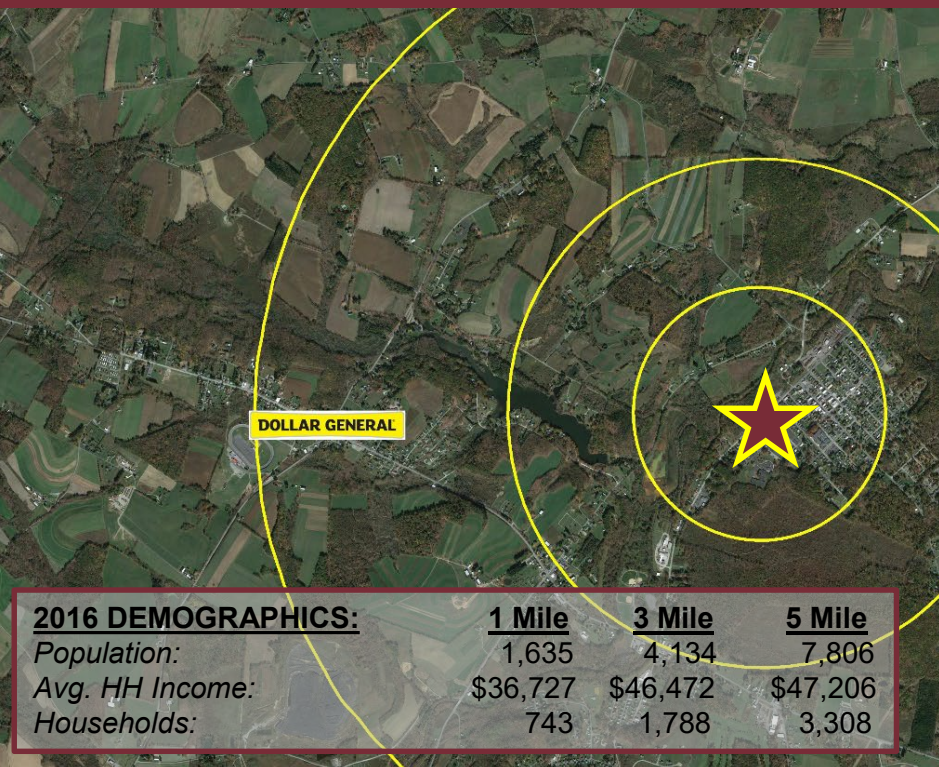
SOMERSET COUNTY

2,510 average daily traffic | 0.83 acres | 9,180 sq. ft. building | Available for Sale



Lease Information

- 10 year NN ½ Family Dollar lease & 2nd tenant
- Rent: \$63,090
- FDS Lease ends 6/30/2027
- 4 five year extension options
- Additional space being leased to credit worthy tenant
- Cap Rate: 8.5%
- \$742,000



2016 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	1,635	4,134	7,806
Avg. HH Income:	\$36,727	\$46,472	\$47,206
Households:	743	1,788	3,308

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