

## Site Information

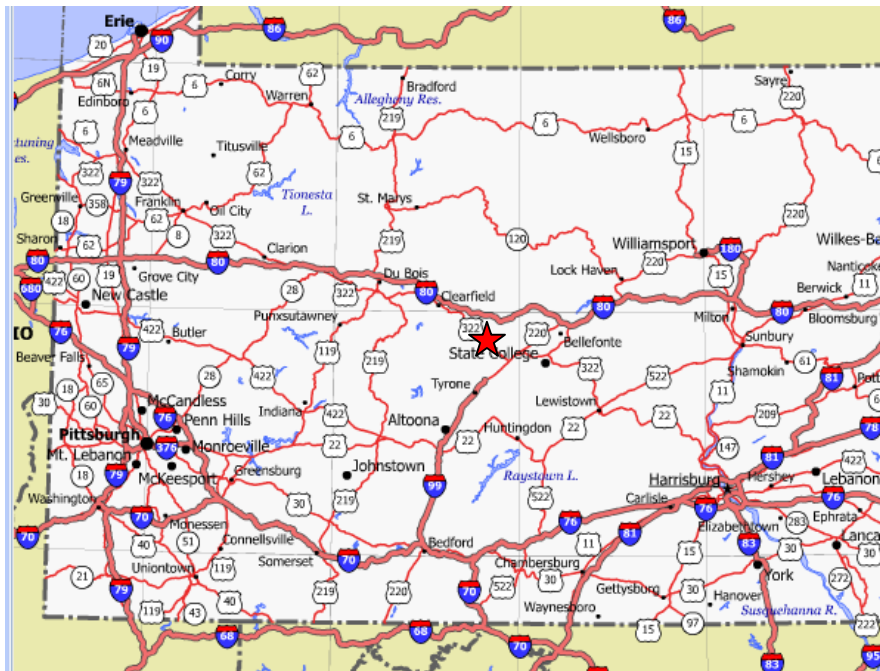
**Location:** Lincoln Avenue & 16<sup>th</sup> Street, Tyrone PA

**Neighbors:** Pizza Hut, Burger King, Subway, Sheetz, Rite Aid, Kopp Drug, Family Dollar, Uni-mart, Bi-Lo Foods, Save A Lot, American Eagle Papermill

**Size:** 95,000 SF warehouse

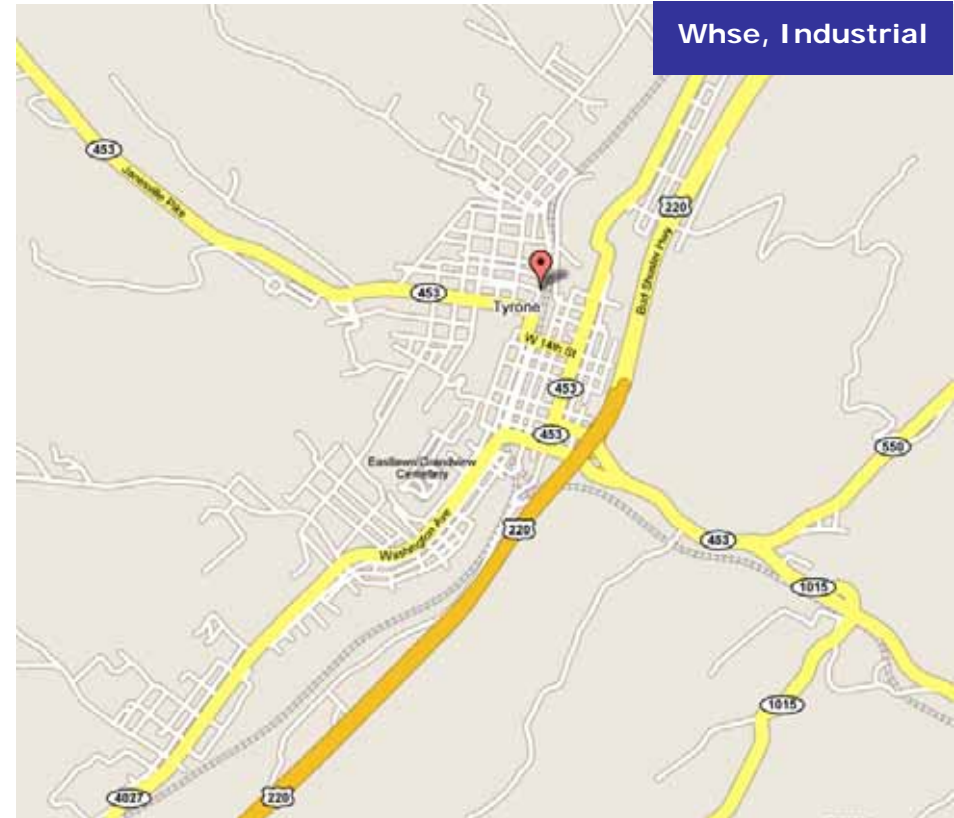
**Traffic Counts:** Lincoln Avenue: 8,548 ADT

Demographics:	Zip Code	County
Population	11,780	129,144
Households	4,941	51,518
Per Capita Income	\$16,897	\$16,743
Median HH Income	\$35,105	\$32,861



# LINCOLN AVENUE

## Tyrone, PA



## Retail Real Estate Available



**BLAIR COMPANIES REAL ESTATE**  
 101 Lakemont Park Boulevard  
 Altoona, PA 16602

**Contact Information**  
 Andrea Devorris Cohen  
 814-949-8280  
 814-934-9959 cell  
 814-949-8286 fax  
[acohen@blaircompanies.com](mailto:acohen@blaircompanies.com)

# LINCOLN AVENUE

Tyrone, PA



**BLAIR COMPANIES REAL ESTATE**  
101 Lakemont Park Boulevard  
Altoona, PA 16602

## **Contact Information**

Andrea Devorris Cohen  
814-949-8280  
814-934-9959 cell  
814-949-8286 fax  
[acohen@blaircompanies.com](mailto:acohen@blaircompanies.com)