SOUTHBOUND ENTERPRISES LLC

FOR LEASE
538 MIDLAND AVENUE

Midland, PA 15059
Office/Retail Building

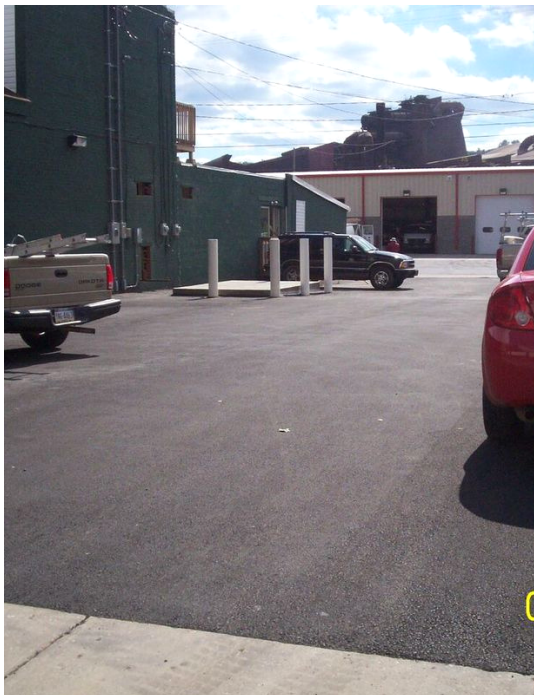
Located 20 minutes from the main gate of Shell Cracker Plant

2,500 sq. ft. plus 1,600 sq. ft. basement

$6 to $11 per square foot, with basement at no additional cost

48x120 ft. parking lot with access from two streets

Permitted uses include restaurant, retail, office, personal services, business, professional services, veterinary, and more



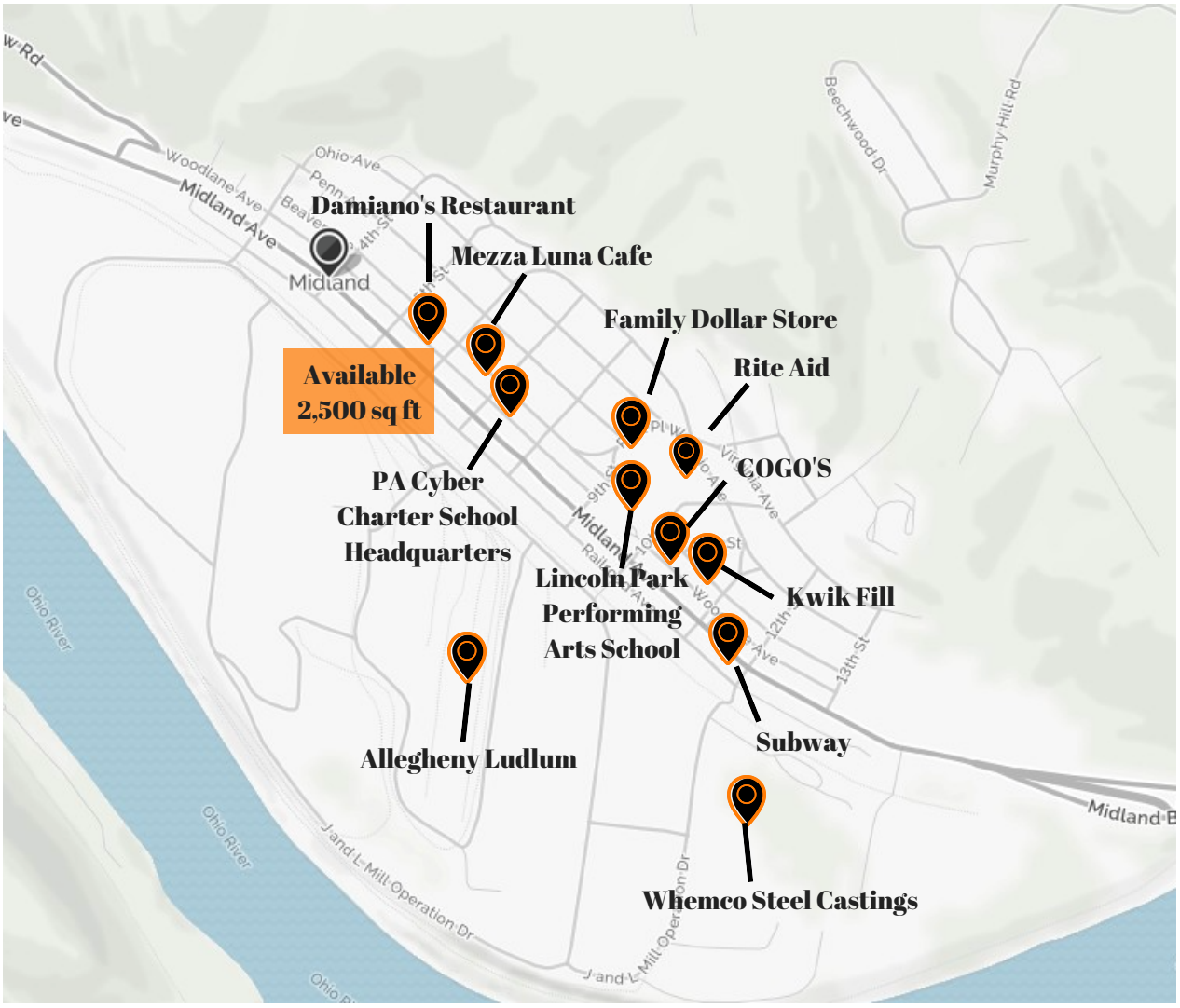
FEATURES

- Newly renovated to include new HVAC, handicap bathrooms, wiring, plumbing, and storefront facade.
- Located on the main business street in Midland, with 10,000 vehicles passing each day.
- Midland is home to the headquarters of the largest cyber school in PA and the new $28 million Lincoln Park Performing Arts School.
- Thousands of new jobs created and growing.
- Nearby employers include Allegheny Ludlum, Lincoln Park Performing Arts School, PA Cyber School, First Energy Power Plant, and Whemco Steel Castings.
- Midland is also located in the middle of a flourishing oil and gas industry and recently underwent a multi-million dollar makeover to include new sidewalks, streetlights, underground wiring, and landscaping.

SOUTHBOUND ENTERPRISES LLC

(412) 999-7612
bill@southboundenterprises.com
2270 Chapparal Drive
Pittsburgh, PA 15239

REAL ESTATE
Oil/Gas/Minerals
SOUTHBOUND ENTERPRISES LLC

MIDLAND DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	4,864	14,071	97,906
Households	2,099	5,712	40,714
Avg HH Income	$50,709	$59,835	$65,553