



LOT 4R | 1.61 ± AC

**LAND LEASE
BUILD-TO-SUIT | PAD READY SITE**

JACKSON'S POINTE - LOT 4R

**22083 Perry Highway
Zelienople, PA 16063**

Jackson's Pointe is a newly developed park located in Butler County off the Evans City / SR 528 exit of I-79. This new and desirable park is perfect for office, retail, distribution, flex, technology, and light manufacturing with direct access to Rt. 19 / Perry Highway. Also located minutes from historical downtown Zelienople.

- Serviced by three (3) signalized intersections
- Zoned - CC Commercial Corridor
- High visibility from all directions
- Average daily traffic (ADT) 23,000 - 32,000 along Route 19
- All utilities to the site

For more information:

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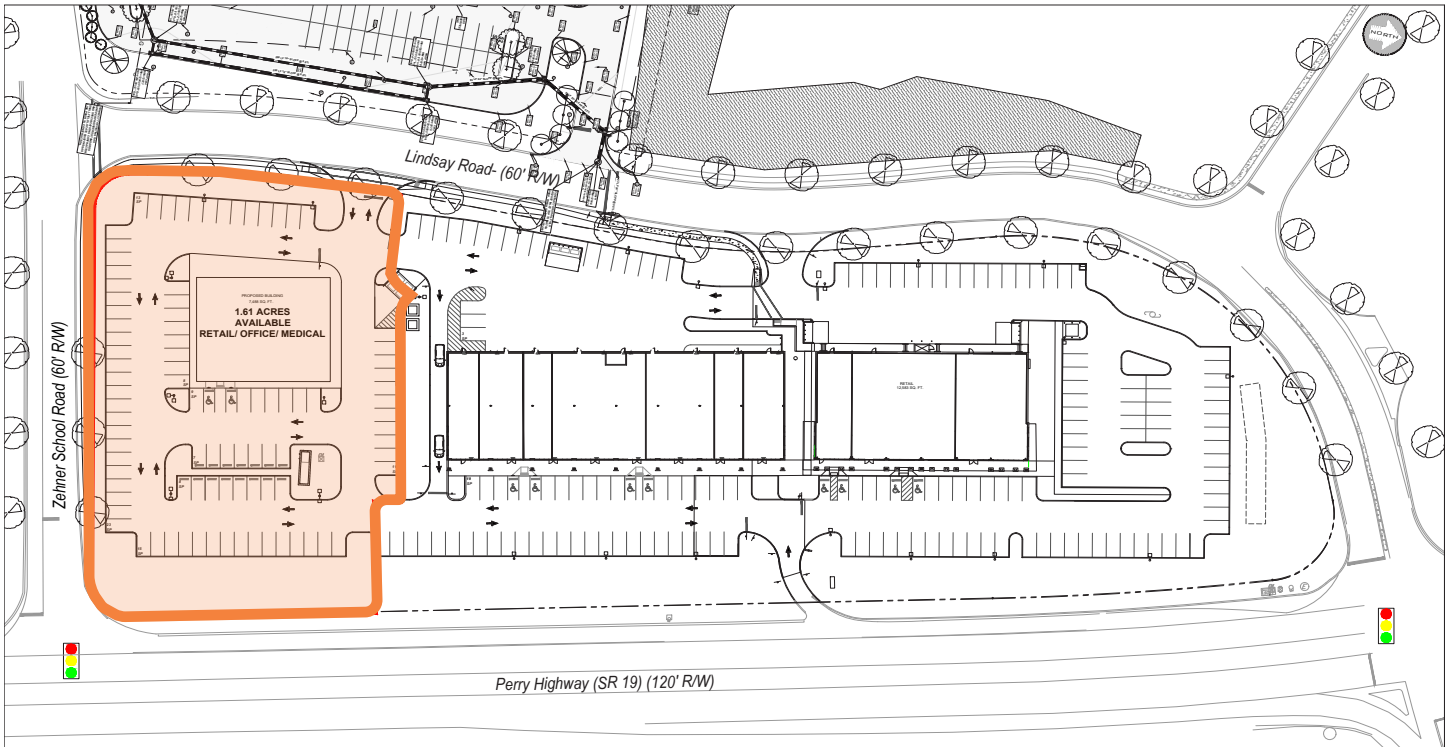
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BUNCHER
COMPANY

SITE PLAN & LOCATION



BOUNDARIES

EAST BOUNDARY

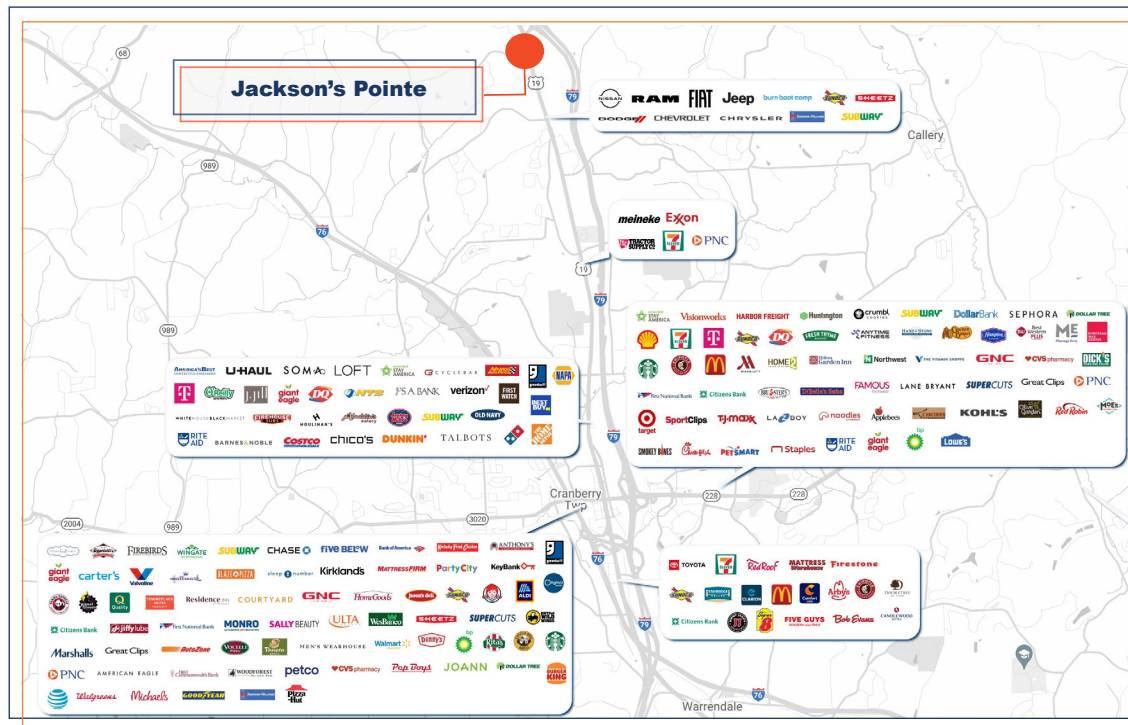
Abuts Southbound I-79 @ Evans City Interchange

WEST BOUNDARY

Abuts Northbound S.R. 19

NORTH BOUNDARY

Abuts Lindsay Road (S.R. 528) at its signalized intersection with S.R. 19



20 Minute Drive-Time Demographics



Population | 116,557



Households | 45,578



HH. Income | \$170,233



Businesses | 4,681