

FOR SALE OR LEASE

GEORGIAN PLACE

Medical & Professional Center and Village Shoppes

North Center Avenue, Somerset, PA

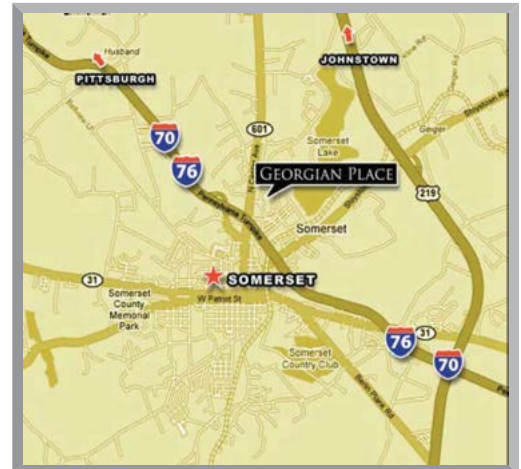


PROPERTY FEATURES

- 1,200 - 21,000 square feet
- 175,746 SF shopping center situated around a 1915 Georgian Revival style mansion
- Medical, office and service uses only
- Parking ratio of 5.2:1,000 SF
- Located just off the Pennsylvania Turnpike at Exit 110 Somerset
- Major tenants include Transcat, White Pine Insurance, Boyer Financial Planning, Vittone Eye Surgical Associates, Nulton Diagnostic & Treatment Center, Skills of Central PA, Vitamin World, Morgainz Fitness, Laurel Arts Education and Dance Center

DEMOGRAPHICS

	5 Miles	10 Miles	25 Miles	50 Miles
Population	7,327	29,804	277,038	1,755,484
Average HH Income	\$55,500	\$49,496	\$51,451	\$54,660
Median Age	45.3	41.9	44.3	43.1



For more information, please contact:

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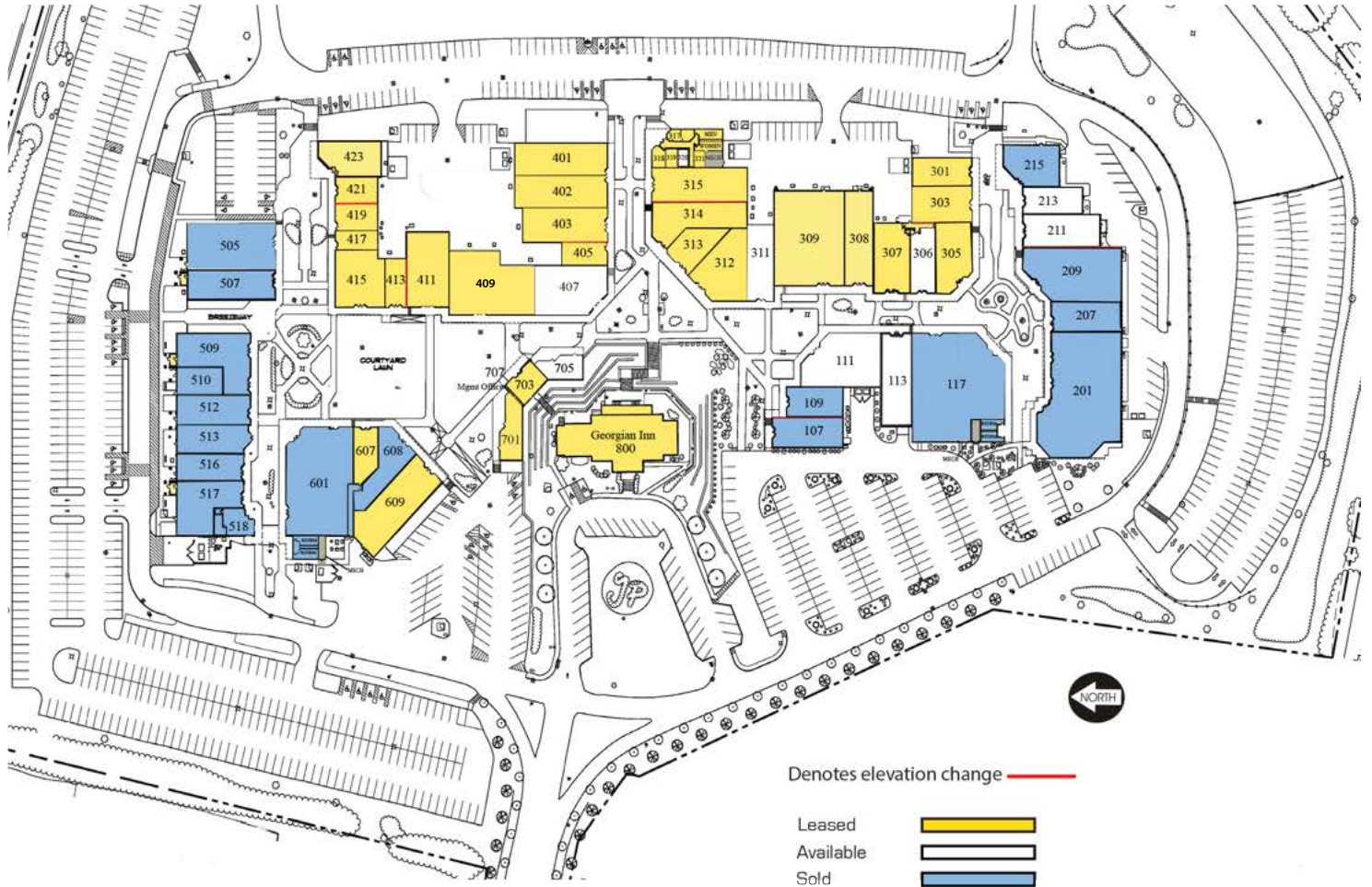


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SUITE	TENANT	SQ. FT.
300	MECHANICAL	60
107	BOYER FINANCIAL PLANNING	2,597
109	ASPIRE GRANT & DEVELOPMENT	2,077
111	AVAILABLE	4,630
113	AVAILABLE	3,543
117	BOYS & GIRLS CLUB & MARTIAL ARTS	11,258
201	MORGAINZ FITNESS	11,734
207	HIGHLANDS CHIROPRACTIC	1,964
209	WHITE PINE INSURANCE	5,671
211	AVAILABLE	3,019
213	AVAILABLE	1,961
215	OPHTHALMIC ASSOCIATES	2,617
301	REP. CARL W. METZGAR	1,271
303	MEDICARE EQUIPMENT COMPANY	3,347
305	PEAK PERFORMANCE GOLF	2,820
306	AVAILABLE	1,904
307	FAMILY BEHAVIORAL RESOURCES	3,042
308	SUGAR GROVE HERBS	3,161
309	SUGAR GROVE ANTIQUES	7,728
311	AVAILABLE	2,404
312	AVAILABLE	3,507

SUITE	TENANT	SQ. FT.
313	THE SEWING BOX QUILT SHOP	1,780
314	THE SEWING BOX QUILT SHOP	3,522
315	ALLEGANY COLLEGE OF MARYLAND	3,268
315-RM1	ALLEGANY COLLEGE OF MARYLAND	600
317	MUGWORT & MAGICK	350
318	PA CODE ALLIANCE	300
319	POLISHED PROFESSIONAL NAIL SPA	250
320	AVAILABLE	250
321	VHB GLOBAL, INC.	200
401	LITTLE DREAMERS DAYCARE & PRESCHOOL	4,428
402	TRANSCAT	2,788
403	TRANSCAT	3,467
405	INSURANCE SERVICES, LLC	1,248
407	AVAILABLE	4,030
409	NEW HOPE CHURCH	5,967
411	IT'S NEW TO YOU	3,872
413	VITAMIN WORLD	1,248
415	SKILLS OF CENTRAL PA	3,162
417	SKILLS OF CENTRAL PA	1,092
419	AVAILABLE	1,344
421	COMMONWEALTH CODE	1,344

SUITE	TENANT	SQ. FT.
423	BARNES SALLY & CO.	2,536
505	NULTON DIAGNOSTIC & TREATMENT CENTER	3,918
507	PEDIATRIC CARE ASSOCIATES	4,082
509	VITONE EYE SURGICAL ASSOCIATES	3,956
510	SOMERSET NEPHROLOGY	1,529
512	INTERIM HEALTHCARE	2,515
513	NEUROLOGICAL INSTITUTE OF W.PA	2,551
516	RICHARD GREBOSKY, DPM	2,146
517	DR. PHILIP A BASALA, D.O.	4,718
600	MECHANICAL	116
601	LAUREL ARTS EDUCATION & DANCE CENTER	9,222
607	VIAQUEST HOME HEALTH	1,501
608	AVAILABLE - SOLD	2,743
609	APPALACHIA IUS	4,347
701	ALLURING EDGE NAIL & HAIR SALON	1,501
703	PA ELKS STATE ASSOCIATION	1,069
705	AVAILABLE	1,157
707	MANAGEMENT OFFICE	1,069
TOTAL SQUARE FOOTAGE		172,965

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