


FOR SALE

1.37 AC AVAILABLE MEADVILLE, PA

Key Features

- Located less than ¼ mile from I-79 Interchange
- Full ingress/egress to Conneaut Lake Rd with left turn lane
- Existing 8,500sf restaurant building
- Nearby retail and restaurants include: Applebee's, Jersey Mike's, Cracker Barrel, 7 Brew, Giant Eagle, Home Depot & Starbucks

Property Highlights

- Traffic Count on Conneaut Lake Rd is 20,600 vehicles/day
- "Conneaut Corridor" Zoning
- RE Taxes = \$24,469.91 (2025)
- Great opportunity for QSR, Retail, Bank, etc.
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	Land	Building	Asking Price
65-0-520157	1.37 AC	8,500 SF	\$1,375,000

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