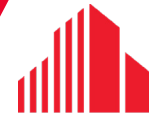


FOR LEASE

1329 Port Hill Station Road
Tyne, Valley



**CUSHMAN &
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Atlantic



Compact Commercial Space

528 SF AVAILABLE

PROPERTY HIGHLIGHTS

Well-positioned multi-tenant commercial property offering a boutique space within the community of Tyne Valley, PE

- Well-maintained commercial building nestled on a 10,018 sf lot.
- Cozy open concept space, allowing for a variety of retail uses or as a professional office.
- Ample natural light throughout.
- Welcoming reception area.
- Well-positioned with great exposure onto Port Hill Station Road.
- Priority parking available for customers.
- Potential for conversion to residential apartment/studio.

LOCATION INFORMATION

- Popular commercial property situated within the quaint and welcoming community of Tyne Valley.
- Originally known as "The Landing" the area is known for its agricultural work, with 1.8% of total farms in P.E.I. coming from the area.
- Strategically positioned at the crossroads of Port Hill Station Road and Route 12, providing additional access to the Western portion of the province.
- Located 31 km from Summerside (30 minutes) and 88 km from Charlottetown (15 minutes)

Contact

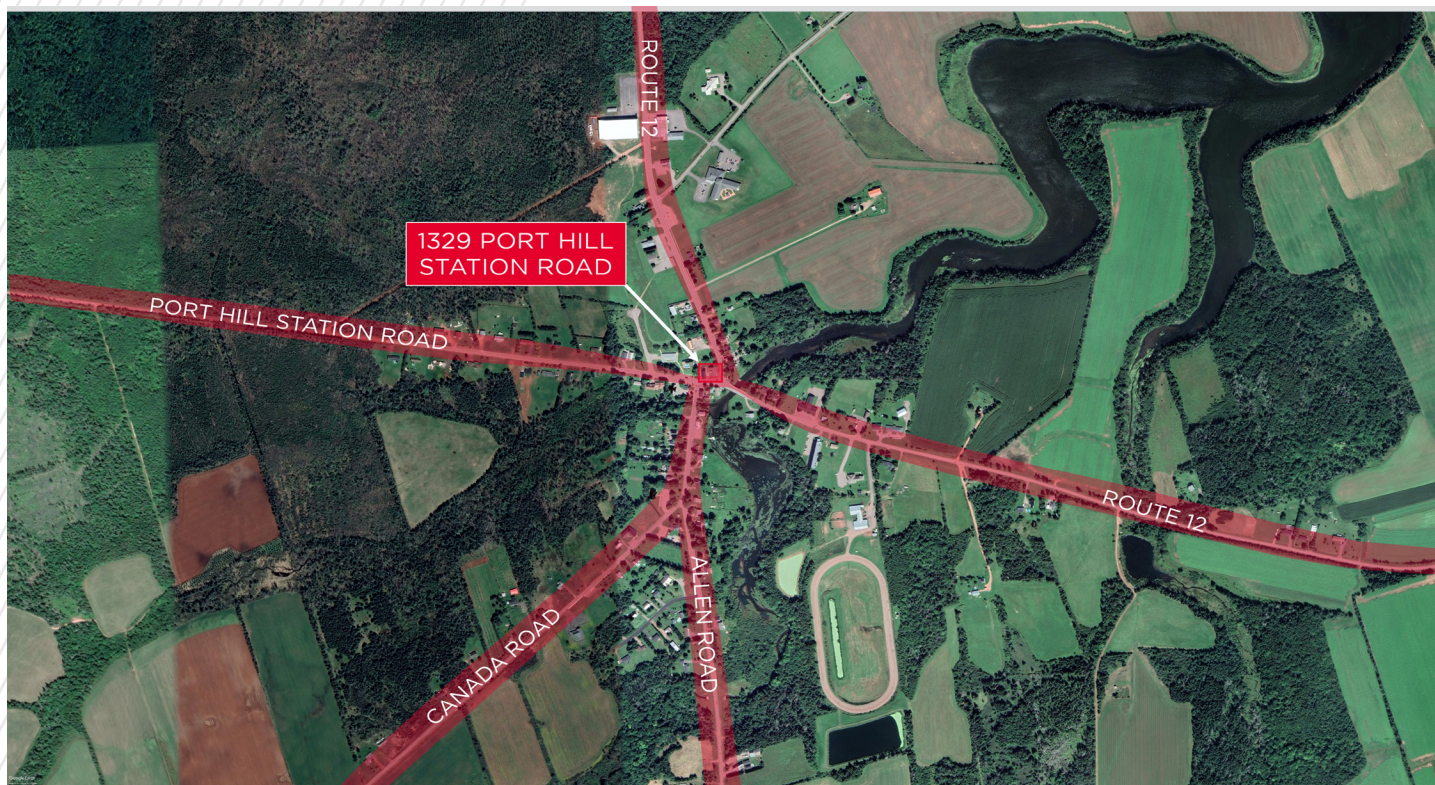
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DEMOGRAPHICS | TYNE VALLEY, PE (25 KM RADIUS)

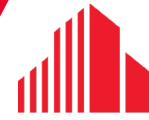
Population	27,146
Daytime Population	22,198
Total Households	11,711
Avg. Household Size	2.3
Avg Household Income	\$77,980
Avg. Age	44.5
Female Average Age	43.4
Male Average Age	45.6

Contact

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Excellent Natural Light

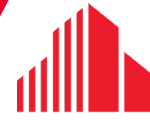


Welcoming Reception



Several Ideal Uses!

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