

LindenPointe

INNOVATIVE BUSINESS CAMPUS



LOCATION

LindenPointe is located at the junction of Interstates I-79 and I-80, adjacent to the Pennsylvania/Ohio border. This centralized location, with easy access to the major cities of Pittsburgh, Cleveland, Akron and Erie, not only provides superior access to business resources, but allows new developers to draw from a substantial regional labor market.

LindenPointe and its surrounding areas have a proud, cooperative workforce, friendly people, a low crime rate, low cost of living, and abundant recreation areas – all advantages of small town living. With its proximity to metropolitan areas, LindenPointe's location enables businesses and residents alike to have the best of both worlds.



PUT OUR TEAM TO WORK FOR YOU

CITY OF HERMITAGE

800 North Hermitage Road • Hermitage, PA 16148
Phone: 724.981.0800 • Fax: 724.981.2008

KAKE DEVELOPMENT, INC.

3135 Highland Road, Suite C • Hermitage, PA 16148
Phone: 724.981.9039 • Fax: 724.981.9053

PENN-NORTHWEST DEVELOPMENT CORPORATION

151 North Diamond Street • Mercer, PA 16137-1280
Phone: 724.662.3705 • Fax: 724.662.0283
www.penn-northwest.com

Regional Location

Mercer County



 LindenPoint



Founded in 2003, LindenPoint is a planned technical park and an exciting new development, providing unrivalled regional location opportunities. It is a strategic economic development initiative built through a unique public-private community partnership. The master plan calls for a "campus like" environment that differentiates LindenPoint from other real estate developments.

Approximately 115 acres are fully improved, with street lighting, entry signage, landscaping and buried utilities. Utilities include power, water, sewer, high speed telecommunications and cable at the lot line.

Land Use Regulations

LindenPoint has designated planned technical park zoning with carefully developed covenants to protect property values. To learn about land use and land development regulations, contact:

City of Hermitage
 Department of Planning and Development
 Phone: 724-981-0800, ext. 240
 Facsimile: 724-981-2008

PERMITTED USES

- Data Processing
- Computer Technologies
- Research & Development
- Professional Offices
- Robotic Systems
- Professional Instruments
- Manufacturing
- Telecommunications

LINDENPOINTE STATISTICS



REGIONAL DEMOGRAPHICS

Population: 727,309
 Workforce: 410,000
 Median Age: 38.9 years
 Median Income: \$33,452

PRIMARY INFRASTRUCTURE

STI Wireless
 Adelphia
 Verizon
 Penn Power
 National Fuel

EDUCATION

Grove City College
 Penn State Shenango
 Thiel College
 Westminster College
 Youngstown State University

Additionally, there are over 20 more colleges and universities within a 75 mile radius.

The City of Hermitage, KAKE Development and Penn Northwest Development Corporation

...progressive, action oriented, results driven!