

# 270+ ACRES OF LAND FOR SALE

HICKS ROAD, PENN TOWNSHIP, BUTLER, PA 16002



**ACRES** 271 acres of land

**VARIOUS ZONING AREAS**

- Highway Commercial 43.7 Acres
- Light Industrial - 192.6 acres
- Residential/Conservancy - 42.7 acres

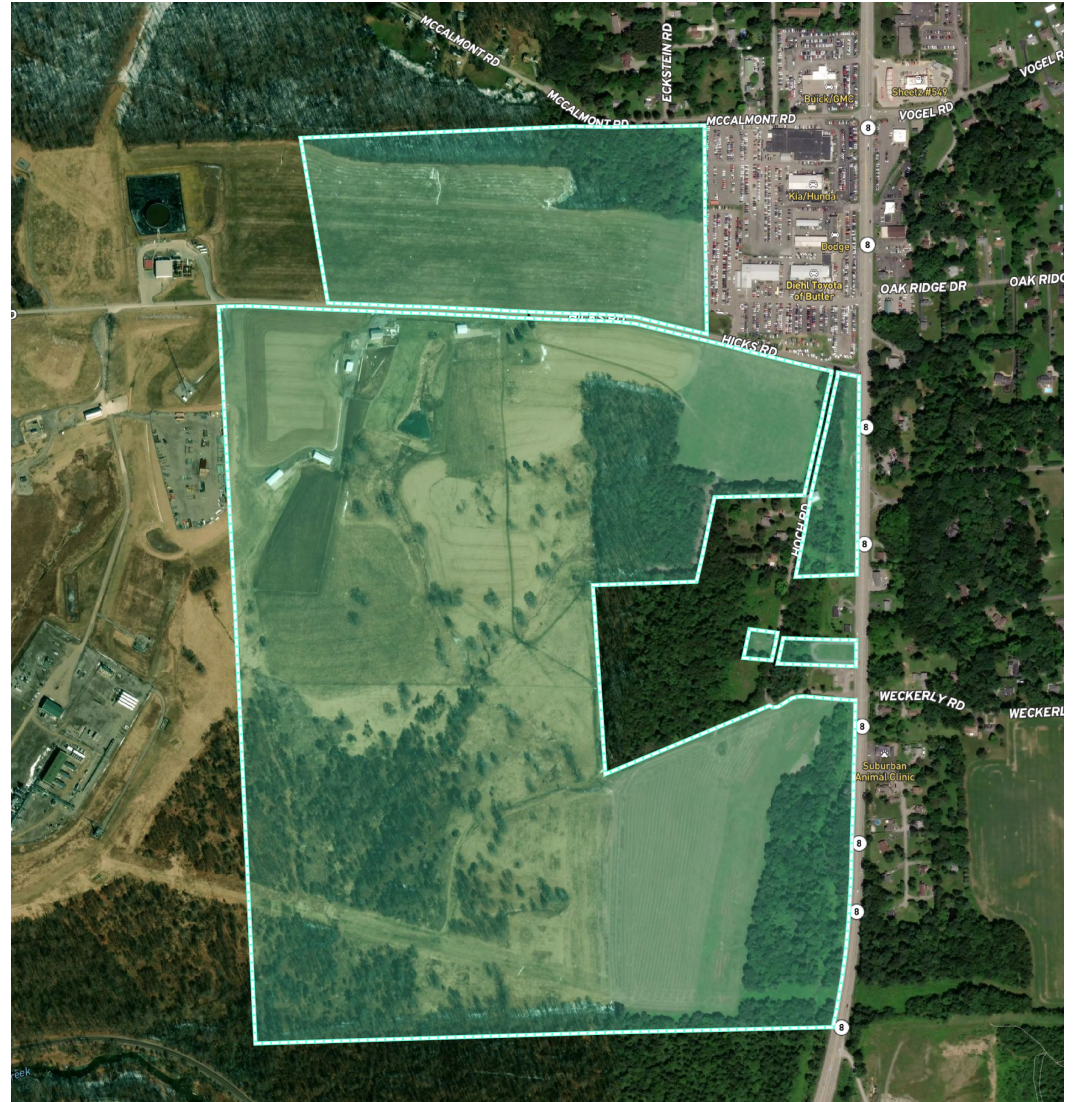
**PARCELS**

270-2F98-2, 270-2F98-2B, 270-2F98-3C2, 270-2F98-3C2A--0001, 270-2F98-7B, 270-2F98-7D, 270-2F98-8A, 270-2F98-8, 270-2F98-8B, 270-2F98-8C, 270-2F98-6, 270-2F98-1

**LOCATION**

Approximately 4 miles south of Butler, PA,  
14 miles north of PA Turnpike, 25 miles from Pittsburgh

DEMO SNAPSHOT	3 MILE	5 MILE	10 MILE
POPULATION	11,753	43,794	103,060
HOUSEHOLDS	4,820	18,868	42,593
AVG HH INCOME	\$94,149	\$79,015	\$93,822
CONSUMER SPENDING	\$162.6M	\$552.8M	\$1.4B



**FOR MORE INFORMATION, CONTACT:**

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**GARY WILSON, SIOR** [gwilson@hannacre.com](mailto:gwilson@hannacre.com) • 412-261-2200

**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

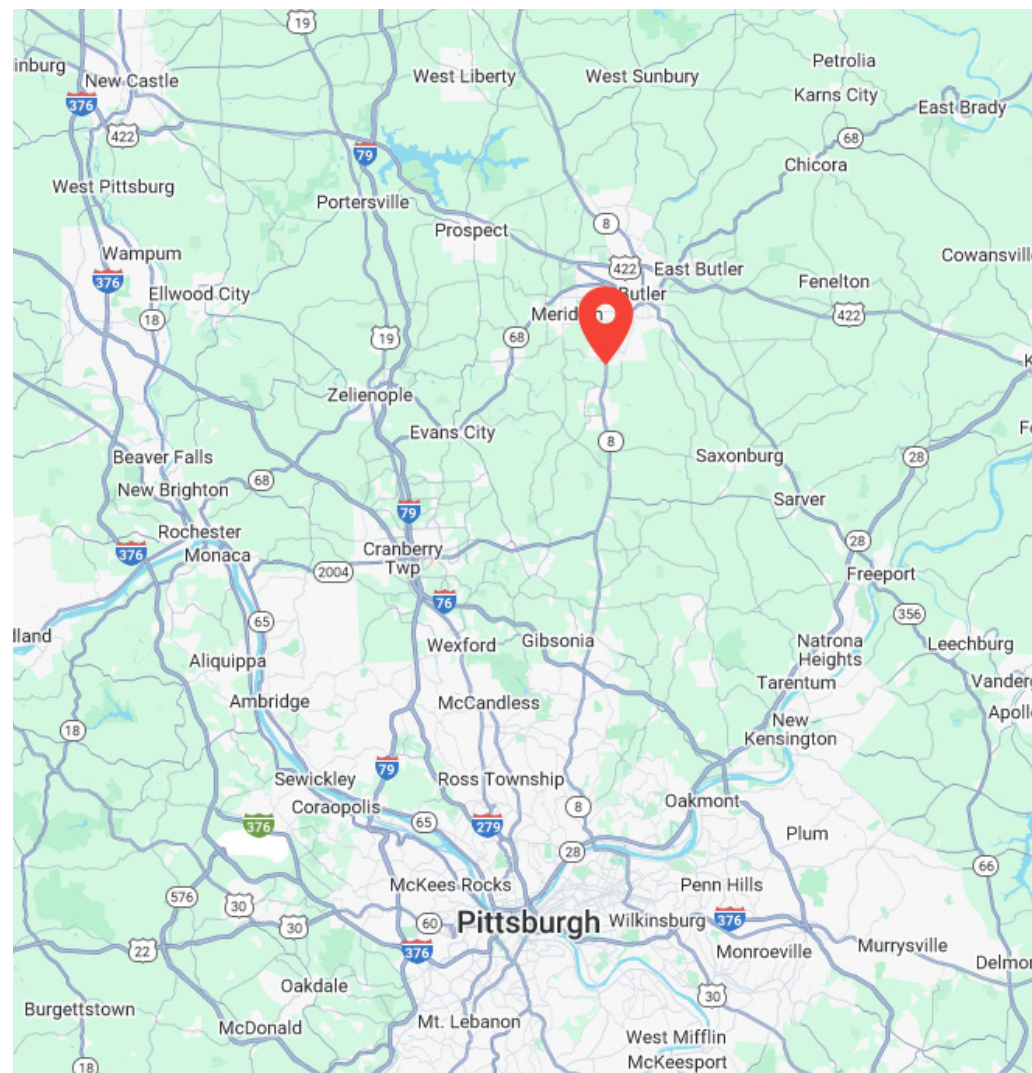
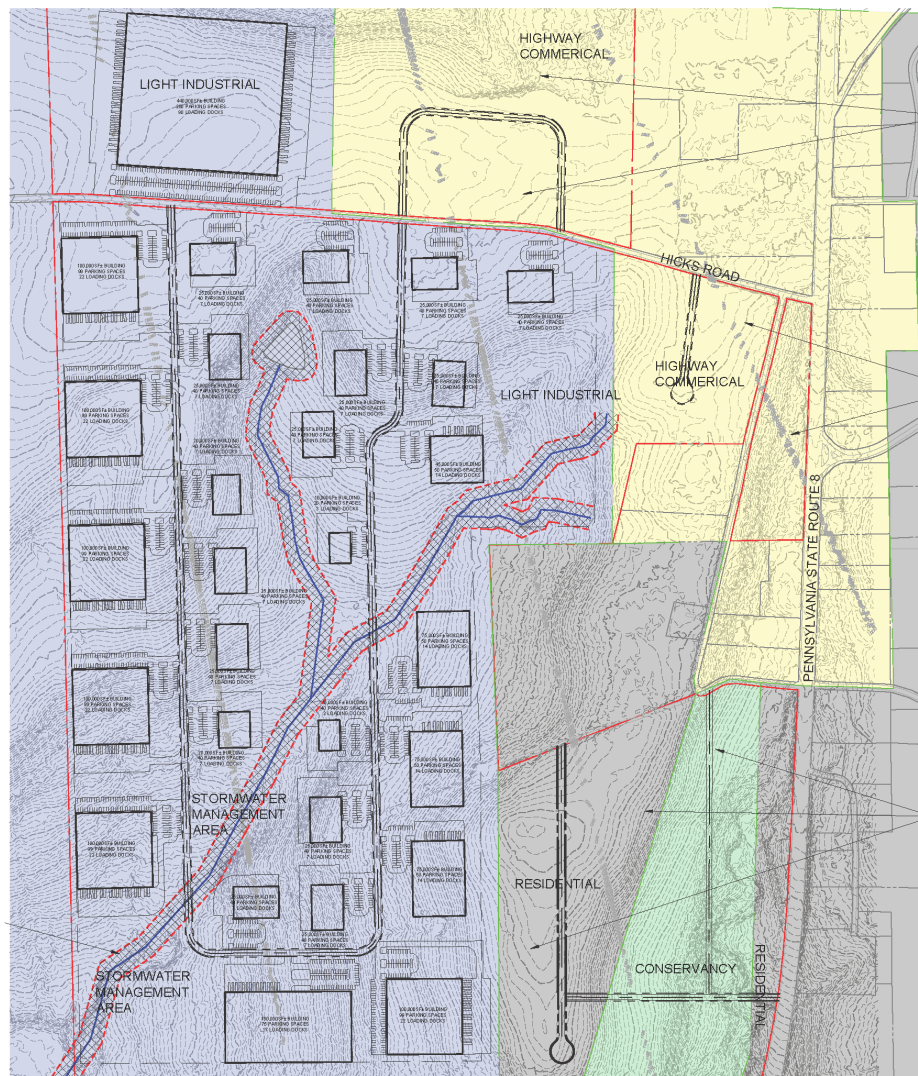
PITTSBURGH, PA 15222

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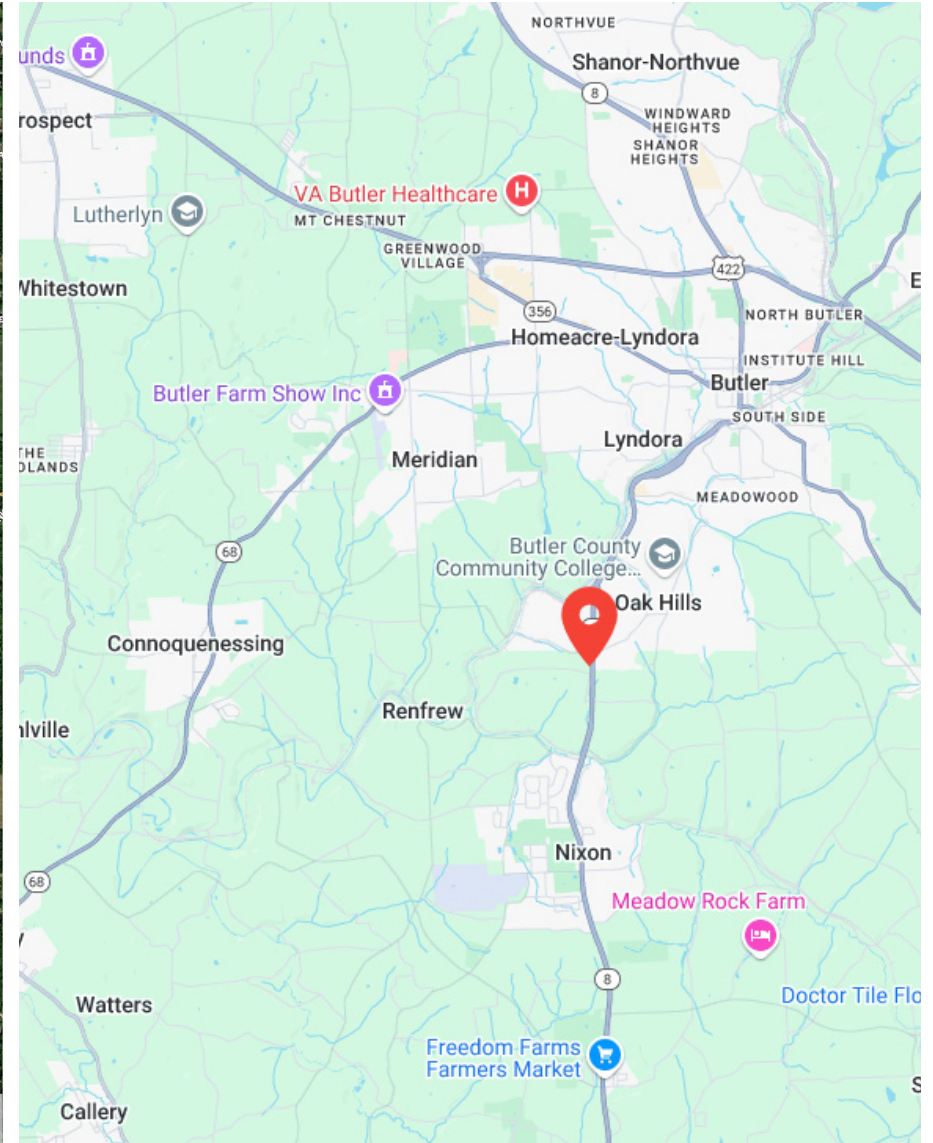
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