

LAND FOR SALE

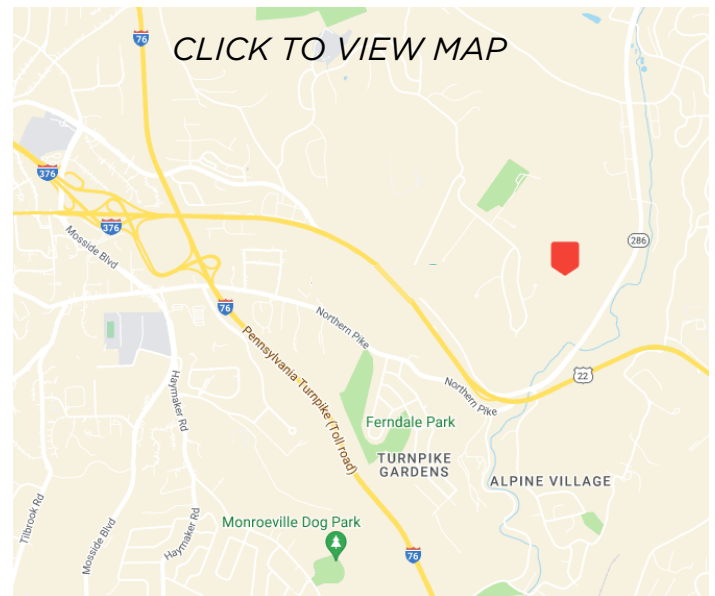
MONROEVILLE DEVELOPMENT OPPORTUNITY

1567 GOLDEN MILE HIGHWAY (RT. 286), MONROEVILLE, PA 15146



PROPERTY FEATURES:

- 51.23 total acres for sale
- Located along Route 286 - Golden Mile Highway
- All public utilities available
- 1,000 ft of frontage along Rt. 286
- Excellent opportunity for multifamily development
- Traffic Counts: 20,027 cars daily
- Adjacent to Monroeville Park & Ride Public Transportation to downtown
- 2.4 miles to Turnpike 76 and Parkway 376 East
- Zoning: C2
- Asking Price: Unlisted



CONTACT:

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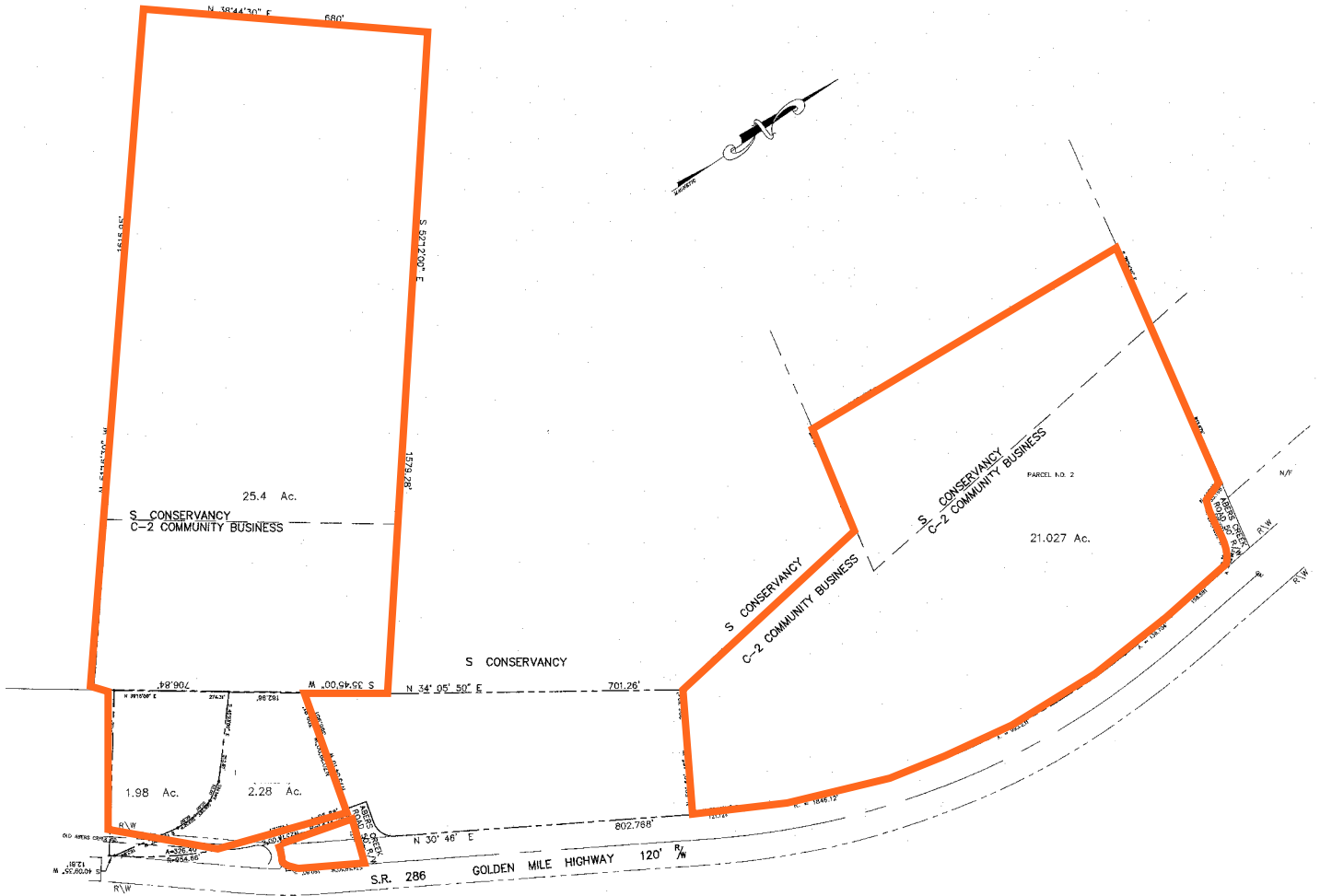
HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	33,504	79,681	384,582
AVG. HH INCOME	\$99,060	\$93,439	\$76,828
HOUSEHOLDS	10,627	24,888	114,566
CONSUMER SPENDING	\$480M	\$1B	\$4.8B

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