

PRIME CORNER AVAILABLE

# REDEVELOPMENT SITE

3457 WILMINGTON RD., NEW CASTLE, PA 16105



## PROPERTY FEATURES:

- 16 +/- Acres at Signalized intersection
- 1.4 Miles from I-376 (Beaver Valley Expressway)
- Serviced by Public Utilities
- Reasonably Flat
- Redevelopment Opportunity
- Zoned C-2 (Highway Commercial) with RTO (Route 18 Overlay District)
- Sheetz: over 970,000 visits yearly
- 10,000+ vehicles daily along Wilmington Road

### CONTACT:

**ERIC J. LAMM**

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412-261-2200

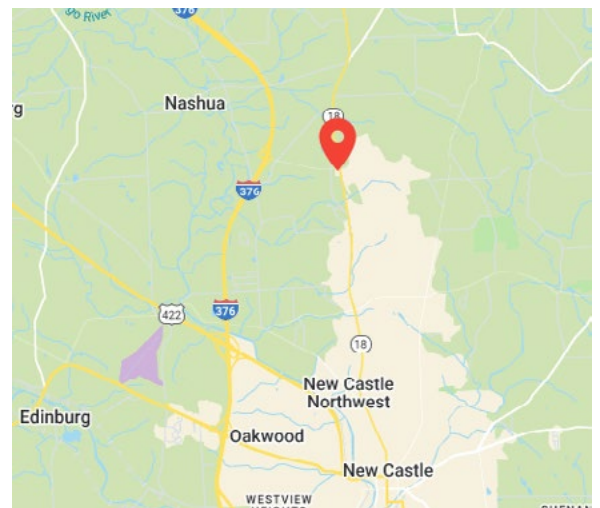
412-260-7115 (cell)

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**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

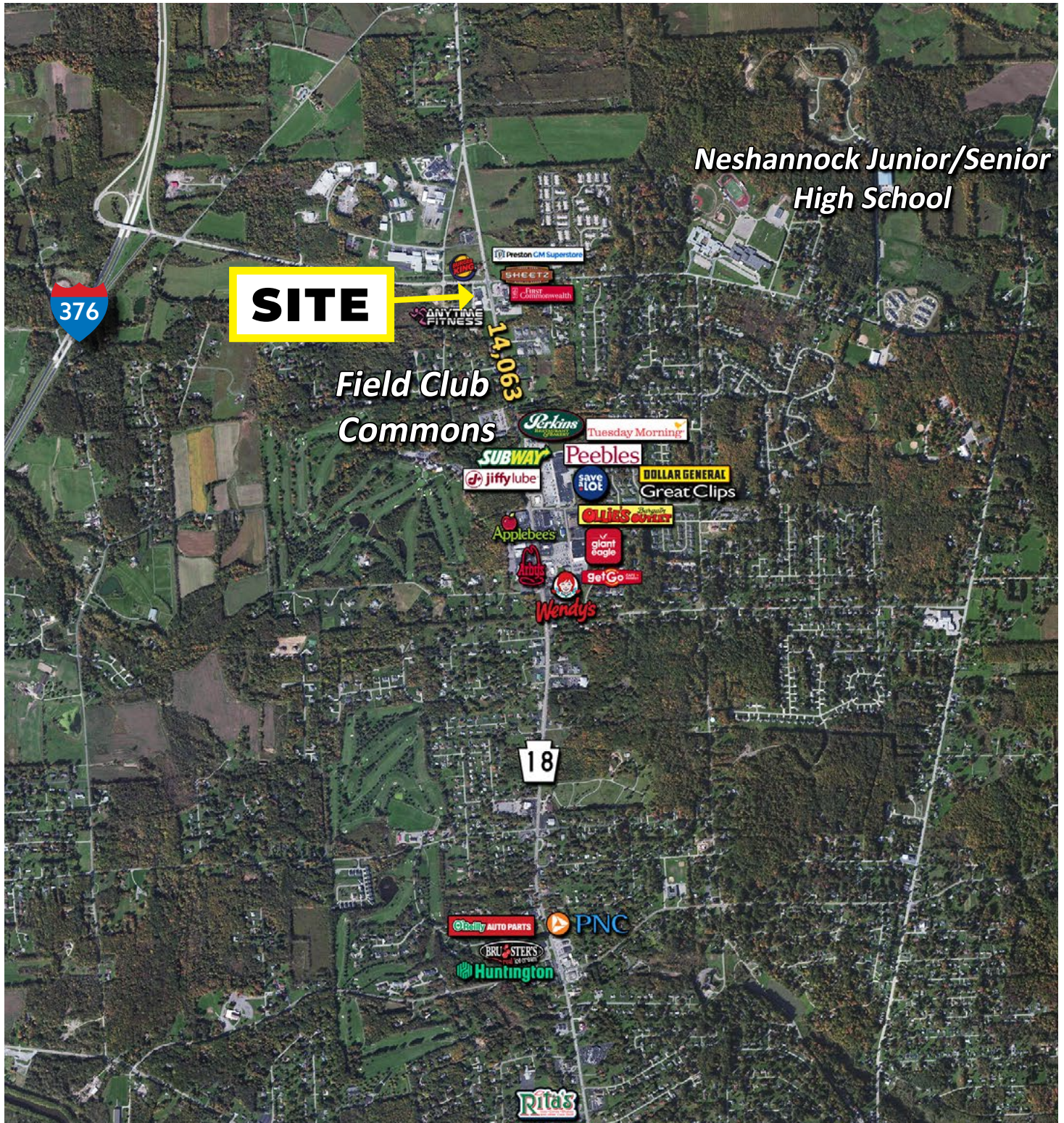
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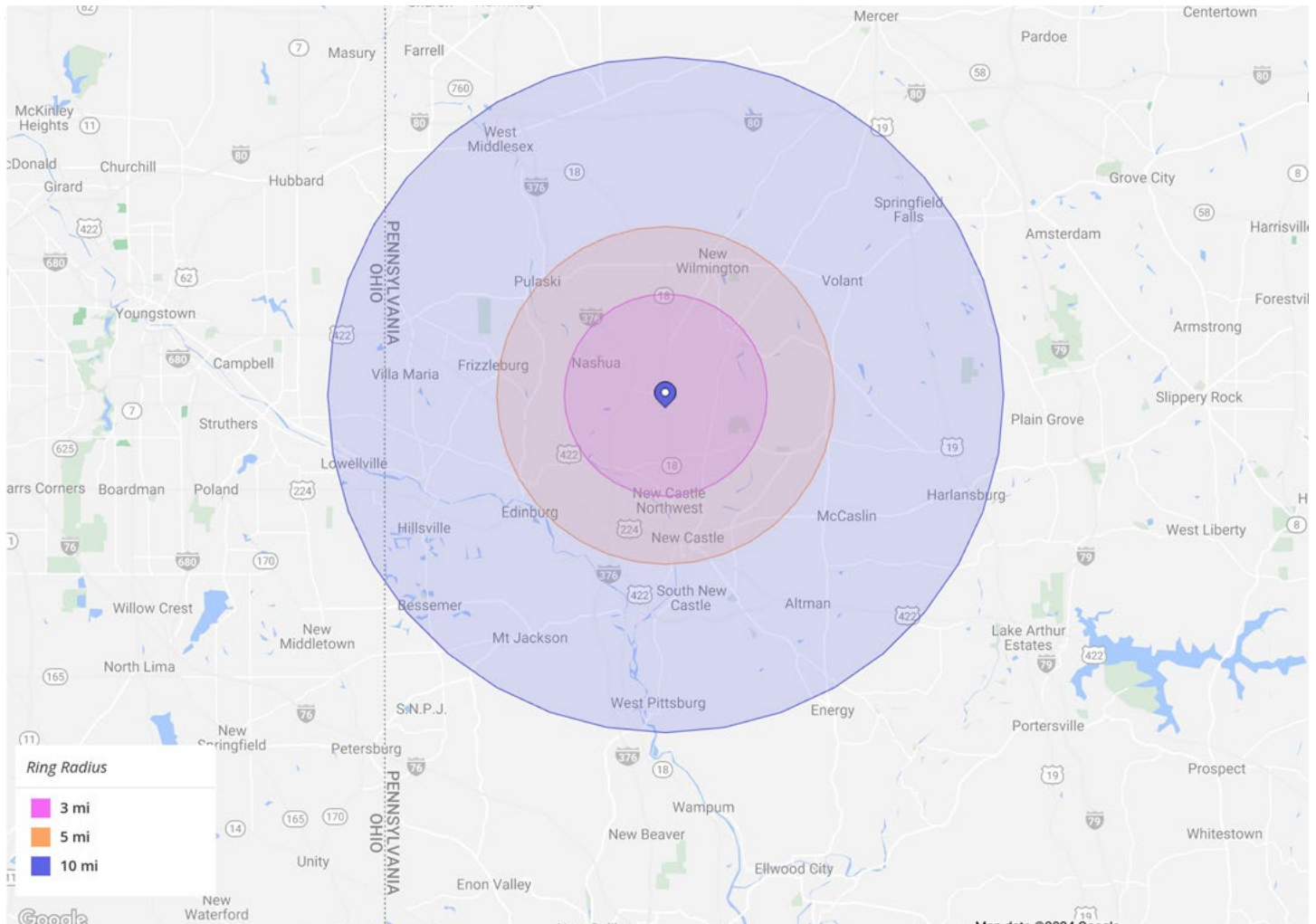
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**Overview**

Population	10,209	36,271	74,748
Pop density (per sq mile)	403	436	247
Area (sq mi) - based on Census Block Groups	25.32	83.24	302.11

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