

SIGNALIZED CORNER OPPORTUNITY

# FOR SALE

2331 NOBLESTOWN ROAD, PITTSBURGH, PA 15205



## PROPERTY FEATURES:

- **FOR SALE** – 0.21 acre development site at a signalized traffic intersection
- Former 450 SF Dairy Queen
- At signalized intersection with high visibility
- Zoned: Neighborhood Commercial (NC)
- Adjacent McDonald's receives over 553.6 visitors per year
- Daytime population within 3 mile radius: 124,279

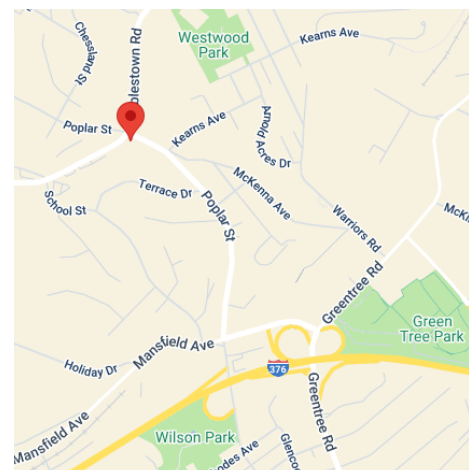
CONTACT:

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412 261 2200

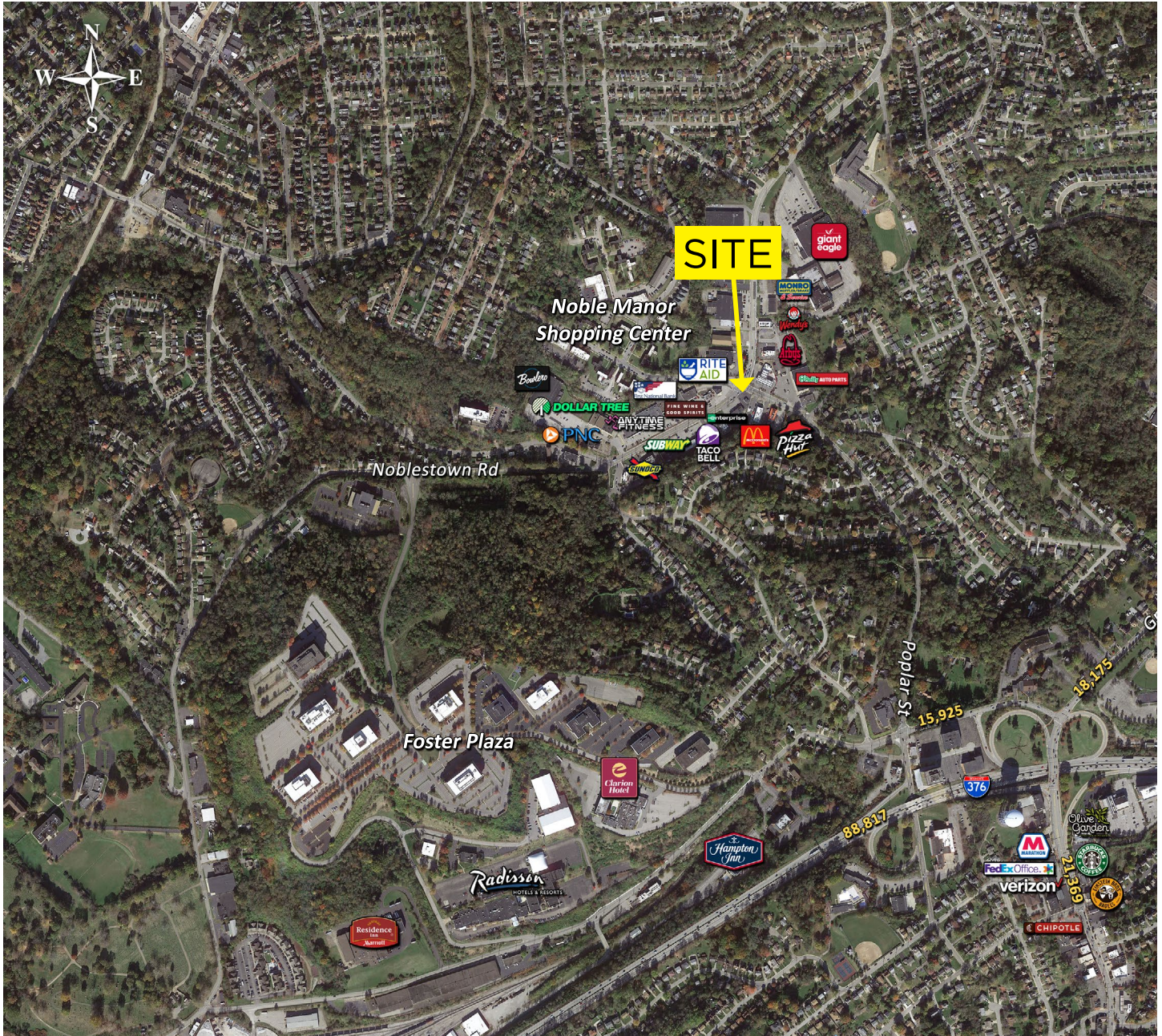
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**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
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[HANNACRE.COM](http://HANNACRE.COM)

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DEMO SNAPSHOT	1 MILE	3 MILE	5 MILE
EST POPULATION	11,647	111,383	296,246
EST HOUSEHOLDS	5,476	52,367	135,931
EST AVG HH INCOME	\$82,994	\$86,364	\$87,930

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## Hanna CRE Report

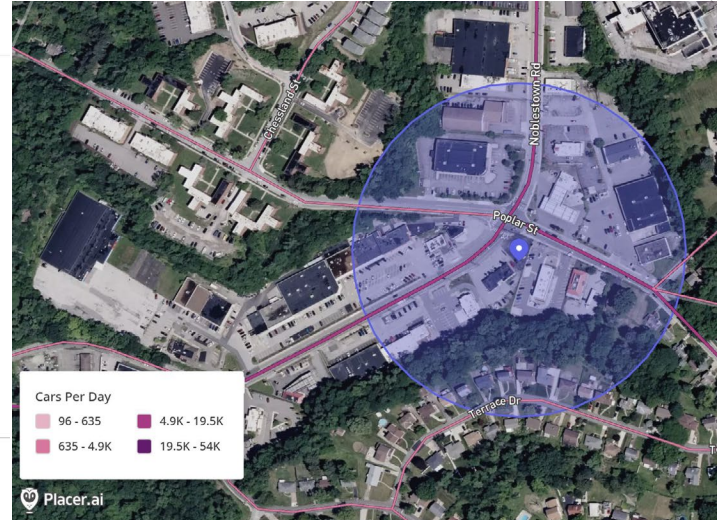
Oct 1, 2024 - Sep 30, 2025

### Metrics

**2331 Noblestown Road, P...**  
Noblestown Road, Pittsburgh

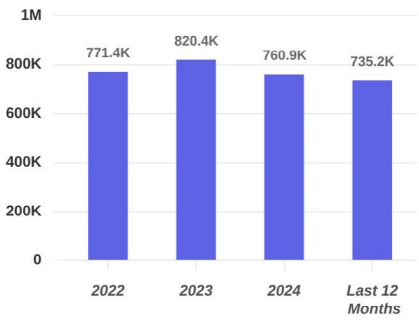
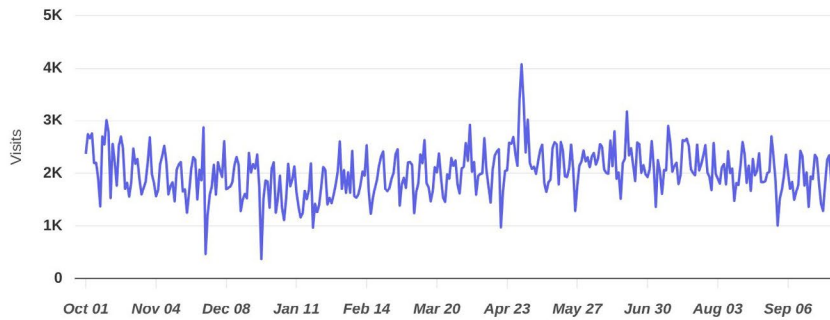
Visits	735.2K
Visitors	169K
Visit Frequency	4.35
Avg. Dwell Time	36 Min

Oct 1st, 2024 - Sep 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



### Visits Trend

**2331 Noblestown Road, Pittsbur...**  
Noblestown Road, Pittsburgh



Daily | Visits | Oct 1st, 2024 - Sep 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)

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