

AVAILABLE FOR SALE

PRICE REDUCTION CORNER LOT ON RT. 8

4640 William Flynn Highway, Allison Park, PA 15101



SALE PRICE: REDUCED

\$99,900!!!

LOT SIZE:

0.30 Acres

ZONING:

Commercial

PROPERTY OVERVIEW

Great location for your business. Small parcel of land for development available on William Flynn Highway (Rt. 8) in Hampton Township. Ideal site for a retail location, food-related business or commercial enterprise. Site can accommodate a building size to 2,000 sq.ft.

PROPERTY FEATURES

- Property is located on a signalized corner lot.
- Easy access, both ingress and egress.
- DAT of 22,000 vehicles
- All utilities on site
- High visibility location on a busy North Hills thoroughfare
- High average HH income demographic
- Minutes from I 76

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

BILL FORDE
Commercial Property Specialist
O: 412.854.4000 X308
C: 412.439.0429
bforde@kwcommercial.com
PA #RS 332282

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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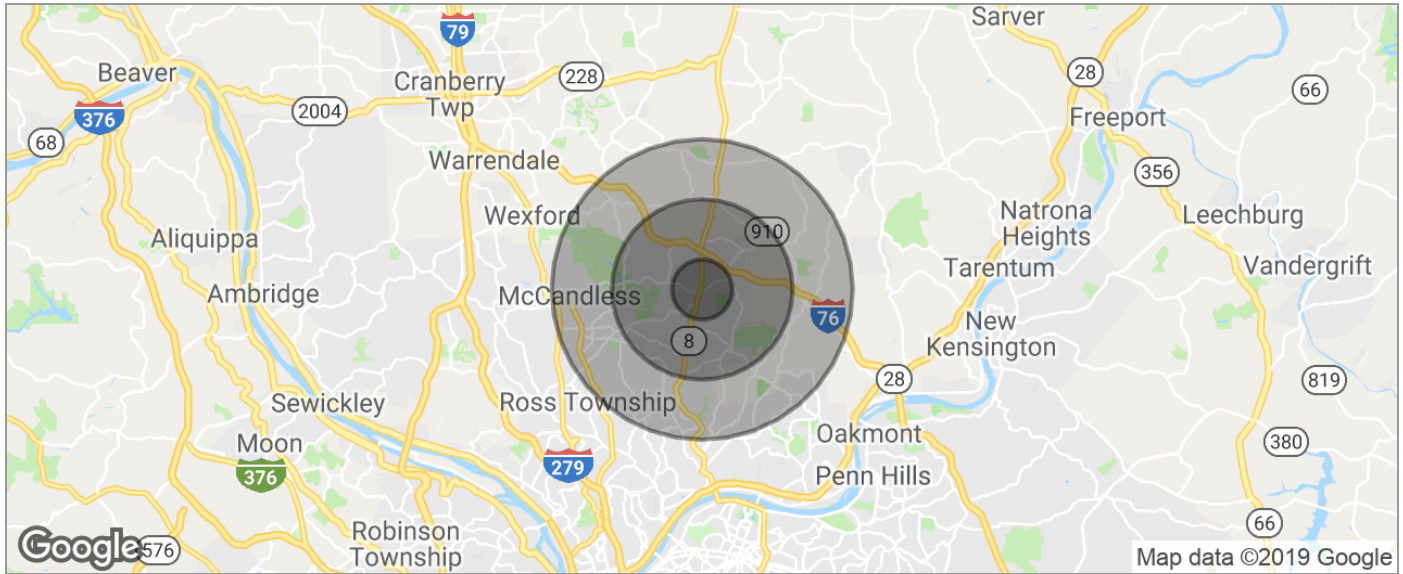
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,852	31,959	85,787
MEDIAN AGE	43.6	43.6	44.4
MEDIAN AGE (MALE)	42.5	42.2	42.0
MEDIAN AGE (FEMALE)	44.3	44.5	45.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,479	12,217	33,021
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$99,611	\$99,885	\$93,717
AVERAGE HOUSE VALUE	\$227,071	\$231,404	\$213,054
RACE	1 MILE	3 MILES	5 MILES
% WHITE	95.6%	96.4%	96.0%
% BLACK	0.9%	0.7%	0.9%
% ASIAN	2.9%	2.0%	2.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.3%	0.4%	0.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	0.4%	0.6%	0.7%

* Demographic data derived from 2010 US Census

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