



GROUND LEASE | MURRYSVILLE, PA

4900 Old William Penn Highway
5.56 Acres Total | ±2.25 Usable Acres

Demographics	1 Mile	3 Mile	5 Mile
2026 Population	3,109	18,052	61,150
Median Household Income	\$143,736	\$143,326	\$116,811

HIGHLIGHTS:

- ±2.25 Usable Acres | 5.56 Acres total
- Prime Location Shadow-Anchored by Giant Eagle Market District
- Zoned "B" Commercial
- All Utilities Available to Property
- Well-Suited for Retail, Financial Services, Early Learning Centers, or Hotel Development
- Excellent Demographics with Strong Population and Economic Growth

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Information deemed to be reliable, but subject to errors, omissions and changes

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