



INDUSTRIAL OUTDOOR STORAGE SITE (IOS)

173 OLD BEAVER GRADE RD
CORAOPOLIS, PA 15108



Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

173 OLD BEAVER GRADE RD

CORAOPOLIS, PA 15108



EXECUTIVE SUMMARY



OFFERING SUMMARY

Ground Lease Rate:	\$50,000.00 Acre/Year
Lot Size:	7 Acres
Zoning:	I-1 Limited Industrial District

PROPERTY OVERVIEW

Introducing an exceptional opportunity: a 7 acre parcel available for ground lease in Robinson Township, idea for businesses seeking a strategic location with flexibility to suit their specific needs. The owners are open to considering a build-to-suit options based on the construction costs of improvements, making this an attractive proposition for businesses looking to customize their space. Situated in a thriving area with strong visibility and accessibility, this land offers a blank canvas for your vision. Neighboring successful business further enhance the appeal of this location!

PROPERTY HIGHLIGHTS

- Strong Neighboring Businesses
- Easy access to Parkway West (Interstate 376)
- Curb/Gutter, Streets, Electricity, Gas, Water, Sewer Existing

Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

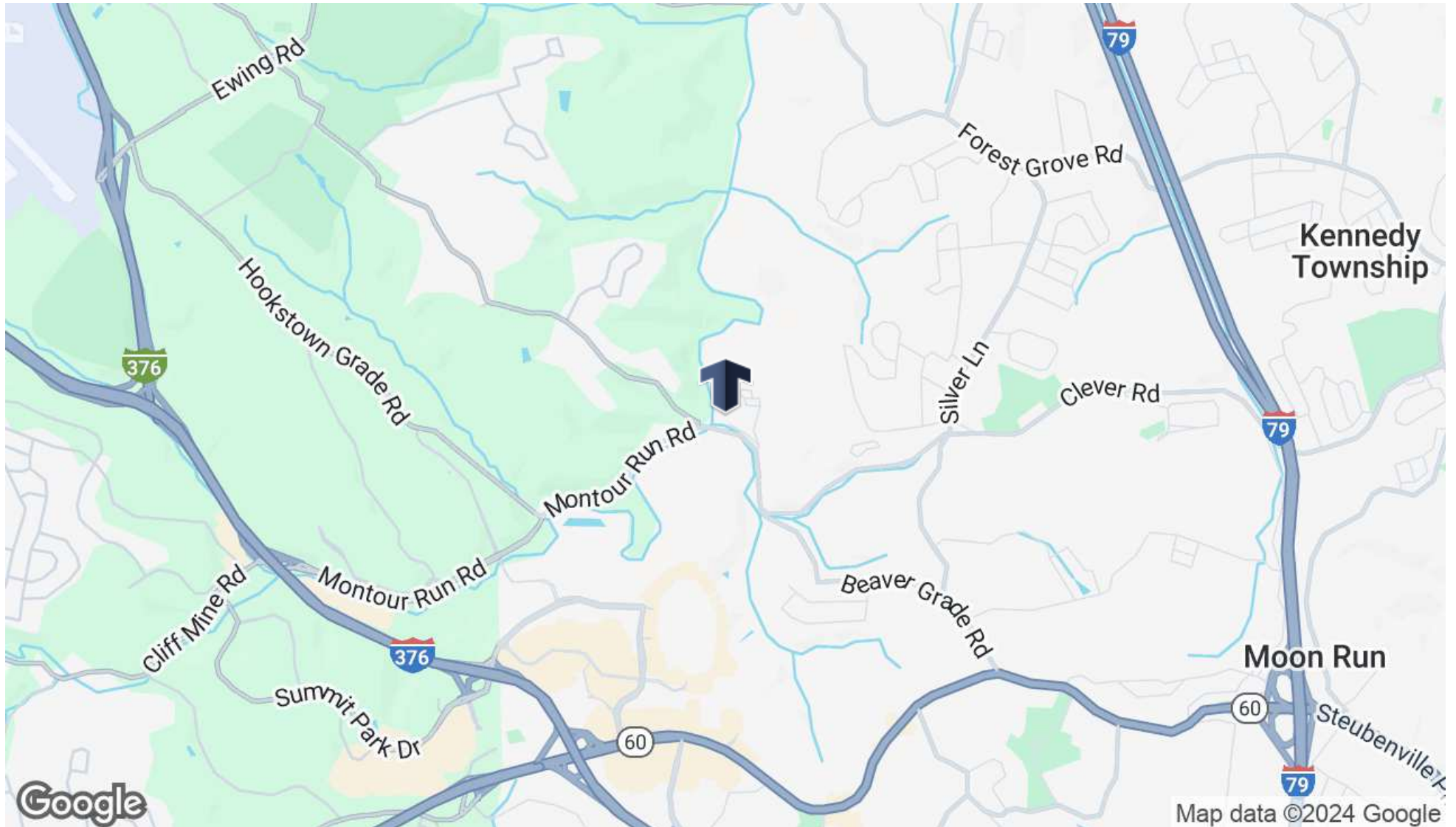
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

173 OLD BEAVER GRADE RD

CORAOPOLIS, PA 15108



LOCATION MAP



Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

173 OLD BEAVER GRADE RD

CORAOPOLIS, PA 15108



LOCATION DESCRIPTION & ZONING



LOCATION DESCRIPTION

Situated in the thriving town of Coraopolis, this prime location offers unparalleled convenience and accessibility. Located just off the Parkway West (I-376), the property provides easy access to major highways. Additionally, the property is part of the bustling Robinson retail trade area, a vibrant commercial hub known for its diverse mix of shops, restaurants, and services. The property's proximity to the Diamond Ridge master plan community further enhances its appeal, as this growing residential area promises increased vehicle and foot traffic and a steady customer base.

ZONING

Permitted Uses:

- Public and essential services
- Public or private parking garages
- Wholesale business/warehousing, nonhazardous substances
- Business or professional office
- Research and development facilities, nonhazardous substances
- Building materials sales
- Contractor's yard
- Dry-cleaning plant/commercial laundry
- Printing and publishing establishment
- Showroom

Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

173 OLD BEAVER GRADE RD

CORAOPOLIS, PA 15108

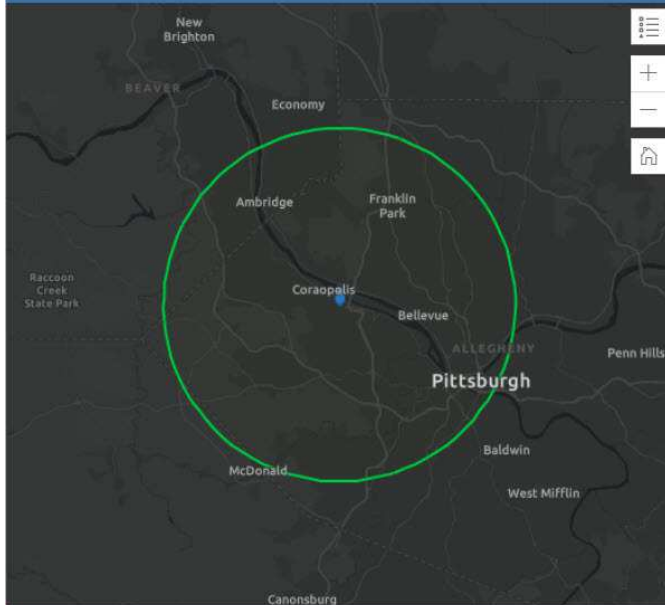


DEMOGRAPHICS REPORT

DEMOGRAPHIC PROFILE

195 Montour Rd, Coraopolis, Pennsylvania, 15108

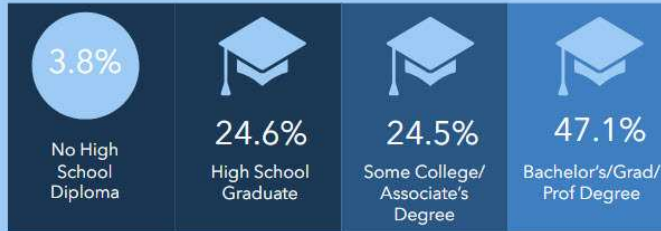
Ring of 10 miles



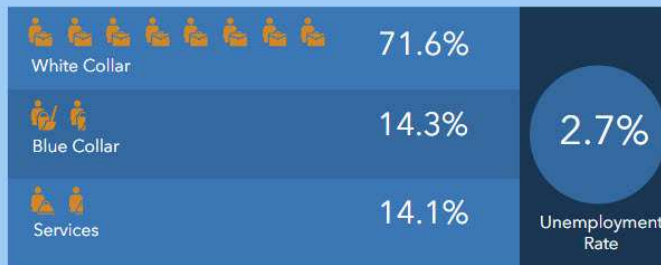
Source: This infographic contains data provided by Esri (2024, 2029).

© 2024 Esri

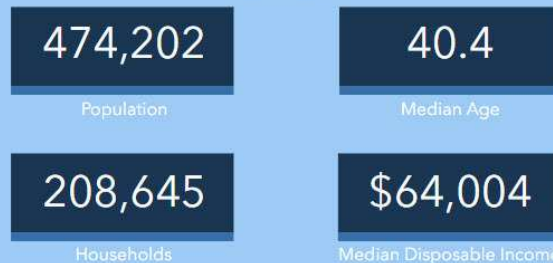
EDUCATION



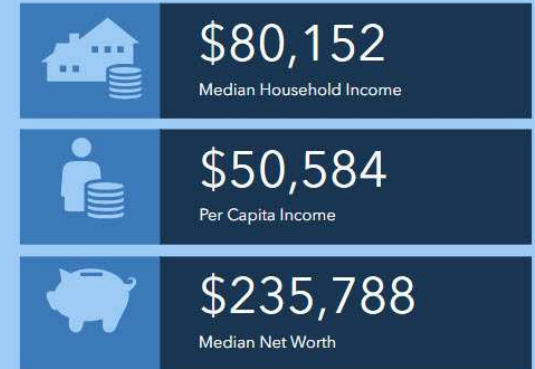
EMPLOYMENT



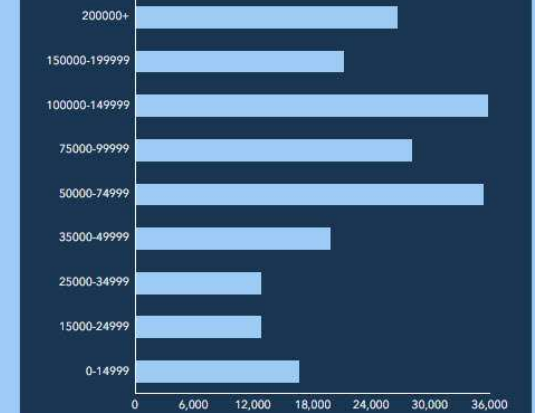
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



Presented By:

Kevin Riley

412.745.5000 x200

kevin@totumrealtyadvisors.com

Michael Castle

412.745.5000 x201

michael@totumrealtyadvisors.com

Paige Myers

412.745.5000 x203

paige@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com