



For Sale or Lease
District 30 Development

JLL SEE A BRIGHTER WAY

Route 30 & Naser Road | North Versailles, PA 15137

The Opportunity

- For sale or lease
- The entire site is 180 acres – can be subdivided
- New Naser Road traffic signal at the intersection of Route 30 & new Naser Road up to the C Store Site
- All utilities will be available
- Already permitted



Proposed Design

The concept plan designed is:

- Outparcels available at the intersection of Rt 30 & Naser Road
- Big box retail pad available up to 550,000 SF
- +/- 33,000 SF Retail building
- Multiple other pad sites available

Zoning

General Retail

Lot & Block

645-C-45/644-M-200

Traffic Count

27,406 VPD

Demographics

Population		
1-mile	3-miles	5-miles
4,160	39,865	131,175

Households		
1-mile	3-miles	5-miles
2,139	18,885	60,840

Local Tax Assistance

Project specific

Av. Household Income		
1-mile	3-miles	5-miles
\$83,441	\$76,674	\$83,687

Median Age		
1-mile	3-miles	5-miles
51.3	45.1	44.7

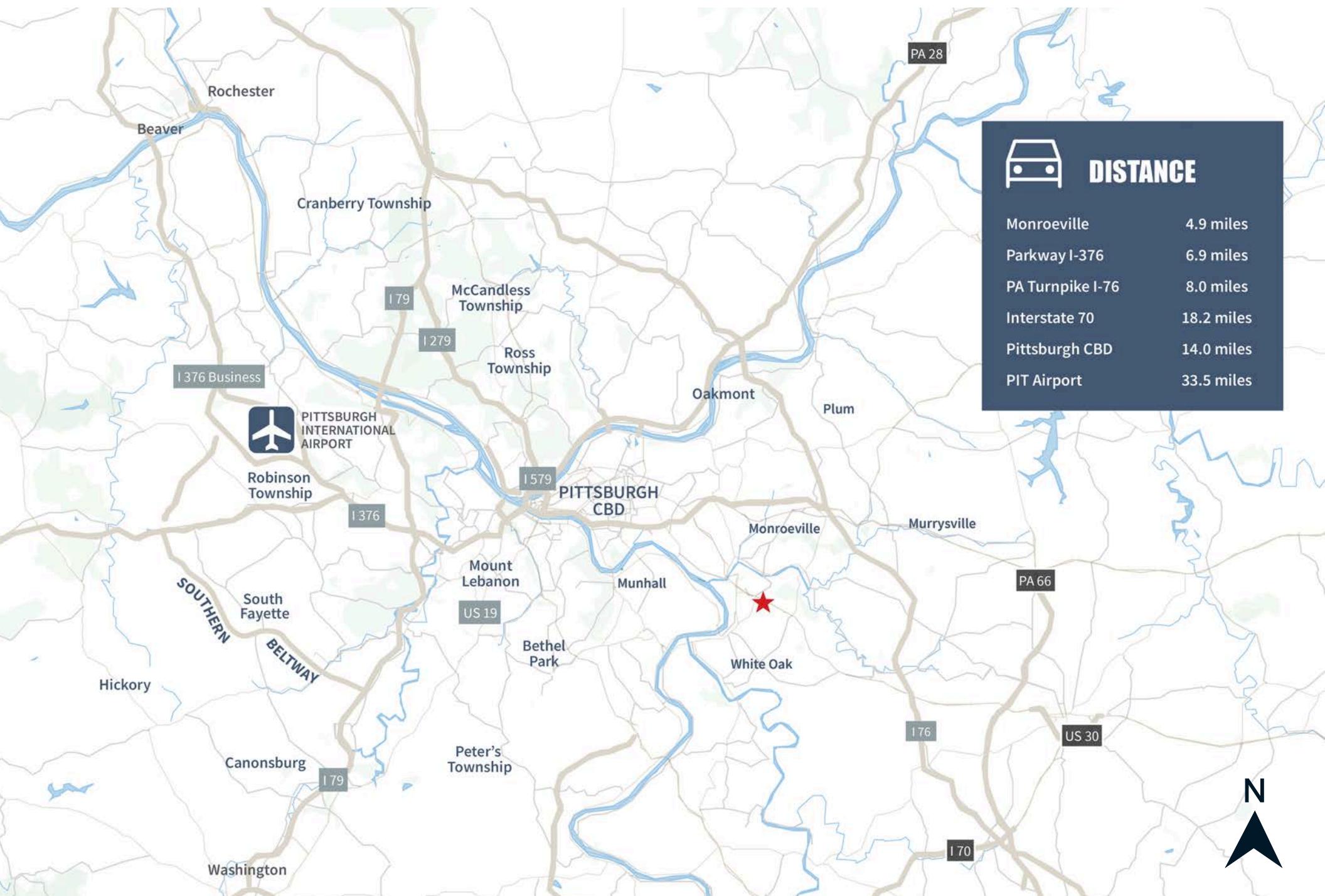
Tax Abatement

10-year tax abatements available for all three taxing bodies

Site plan



Proximity map



Trade area





Thank you

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