



# 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

## Local Tax Assistance

Project specific

## Tax Abatement

10-year tax abatements available for all three taxing bodies



## Demographics

### Population

1-mile	3-miles	5-miles
<b>4,160</b>	<b>39,865</b>	<b>131,175</b>

### Households

1-mile	3-miles	5-miles
<b>2,139</b>	<b>18,885</b>	<b>60,840</b>

### Av. Household Income

1-mile	3-miles	5-miles
<b>\$83,441</b>	<b>\$76,674</b>	<b>\$83,687</b>

### Median Age

1-mile	3-miles	5-miles
<b>51.3</b>	<b>45.1</b>	<b>44.7</b>

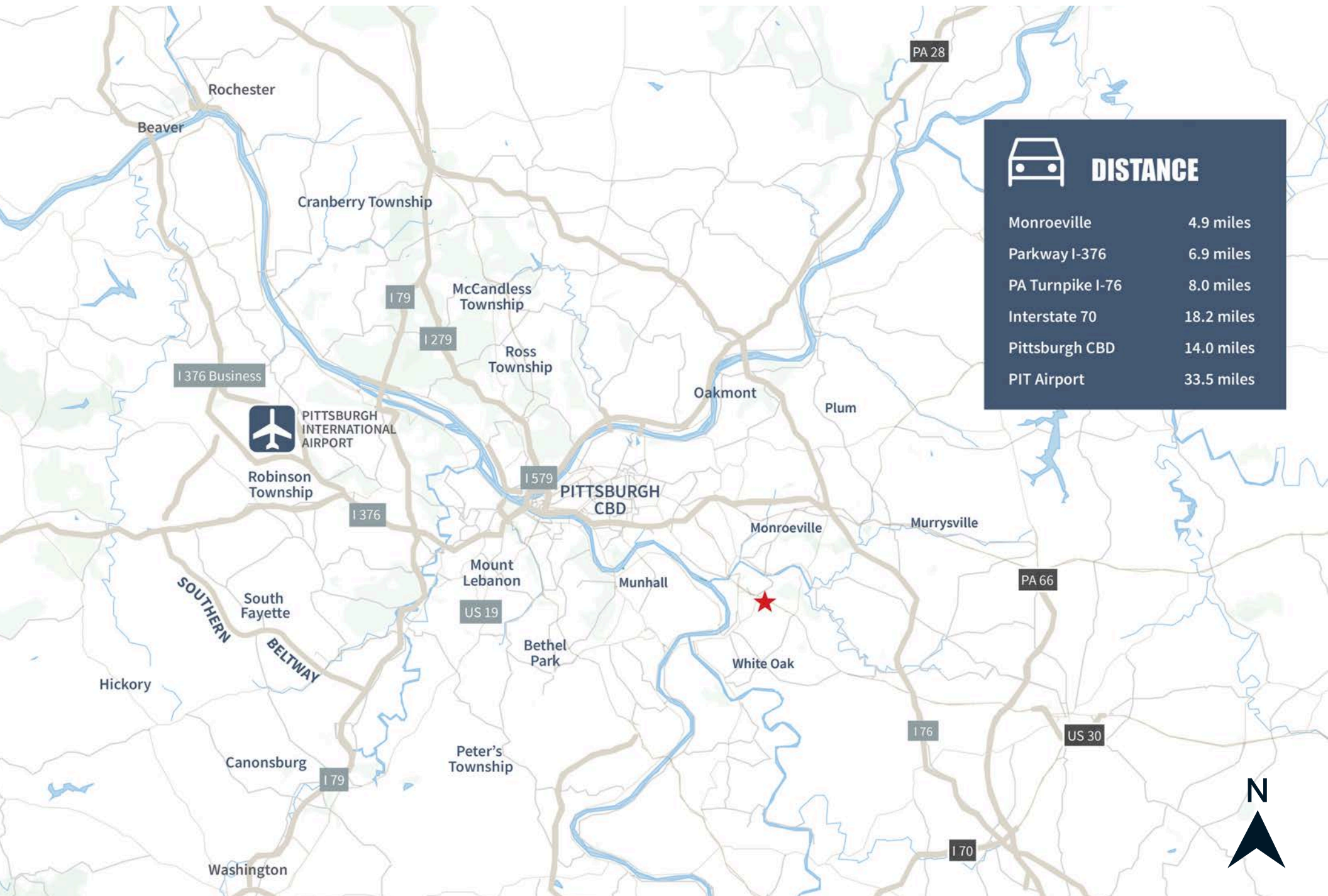


# Site plan





# Proximity map





# Trade area





# Thank you

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://jll.com).

## Michelle Stewart

Senior Vice President

[michelle.stewart@jll.com](mailto:michelle.stewart@jll.com)

+1 412 849 5726

[jll.com](https://jll.com)