



*Former FNB Branch*

# Sale Opportunity

# 600 Walmart Drive

Gibsonia, PA 15044

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# Property Features

## Building Size:

3,316 SF

## Parcel Size:

.92 acre / 39,885 SF

## Year Built:

Unknown

## Parking Spaces:

Approximately 30, including 2 HC

## Basement:

No

## Sprinkler System:

No

## Construction:

Brick

## Drive Thru:

Yes, three (3) lanes, w/bypass

## ATM:

Yes

## Signalized Intersection:

Indirectly; RIRO off of Route 8

## County:

Allegheny

**Allegheny County tax assessment is \$577,900, yearly property tax \$15,607.**

**600 Walmart Drive** is located directly in front of a Walmart Supercenter in the Gibsonia submarket. This location is proximate to a retail power center, known as Richland Mall, that includes Kohl's, T.J. Maxx, Shop n' Save, and other retail stores.



Prominent pylon sign at the northern entrance

**Please Note: There is a 5 year banking & financial restriction**



# Location Highlights

The entrance of the Pennsylvania Turnpike is minutes away on Route 8. This submarket has a very strong residential single-family demographic, as well as excellent school districts with Hampton Township & Pine-Richland serving this immediate area.

The visibility of the branch is excellent off of Route 8, as there is a right-in, right-out entrance at the northern end of the property for traffic approaching from the north, as well as high-traffic, lightened intersection at southern end of the property allowing for access north and south.

## 20 Minute Drive-Time Demographics



**Population:**  
120,257 people



**Households:**  
49,050 homes



**Average HH. Income:**  
\$157,688



**Employees:**  
46,486 employees

