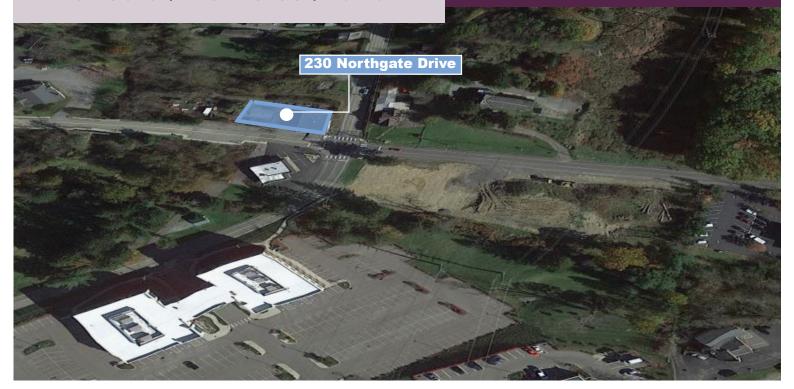
230 NORTHGATE DR.

Warrendale, PA 15086



For Sale | 2.5 Acres | Land



Marketing Description

- Prime lighted corner location
- 2.5 acres
- Tremendous potential for a mixed use development with residential or office over top of retail
- Other potential uses include certain retail uses under the TC zoning
- Abundant retail, office and industrial activity within just a few miles of this location

- Asking price: \$1,795,000
- Town Center zoning in Marhsall
 Township adjacent to Pinewood
 Place Class A office bulding,
 located just off Route 19 at Northgate
 and the Red Belt. Strategic

For more information or to Schedule a Tour: Sharon Scheidemantle | SharonScheidemantle@TPRSold.com Commercial Office: 9840 Old Perry Highway Wexford, PA 15090

Demographics 20 Minute Drive Time



Population: 213,914



Household Income: \$139,959



Total Businesses 3.316





- Minutes to RIDC Thorn Hill Industrial and business park, Copperleaf Corporate Center, Brooktree Office Park, Cranberry Mall, Cranberry Springs and more
- Northgate drive is envisioned by Marshall Township to become "downtown Warrendale" with new sidewalks and business synergies

