



# For Sale

5.34 Acres

79 McMurray Road | Pittsburgh, PA 15241

# Offering Highlights



Zoned C-2;  
Highway Commercial



5.34 Acres



Upper St. Clair School  
District - Allegheny County

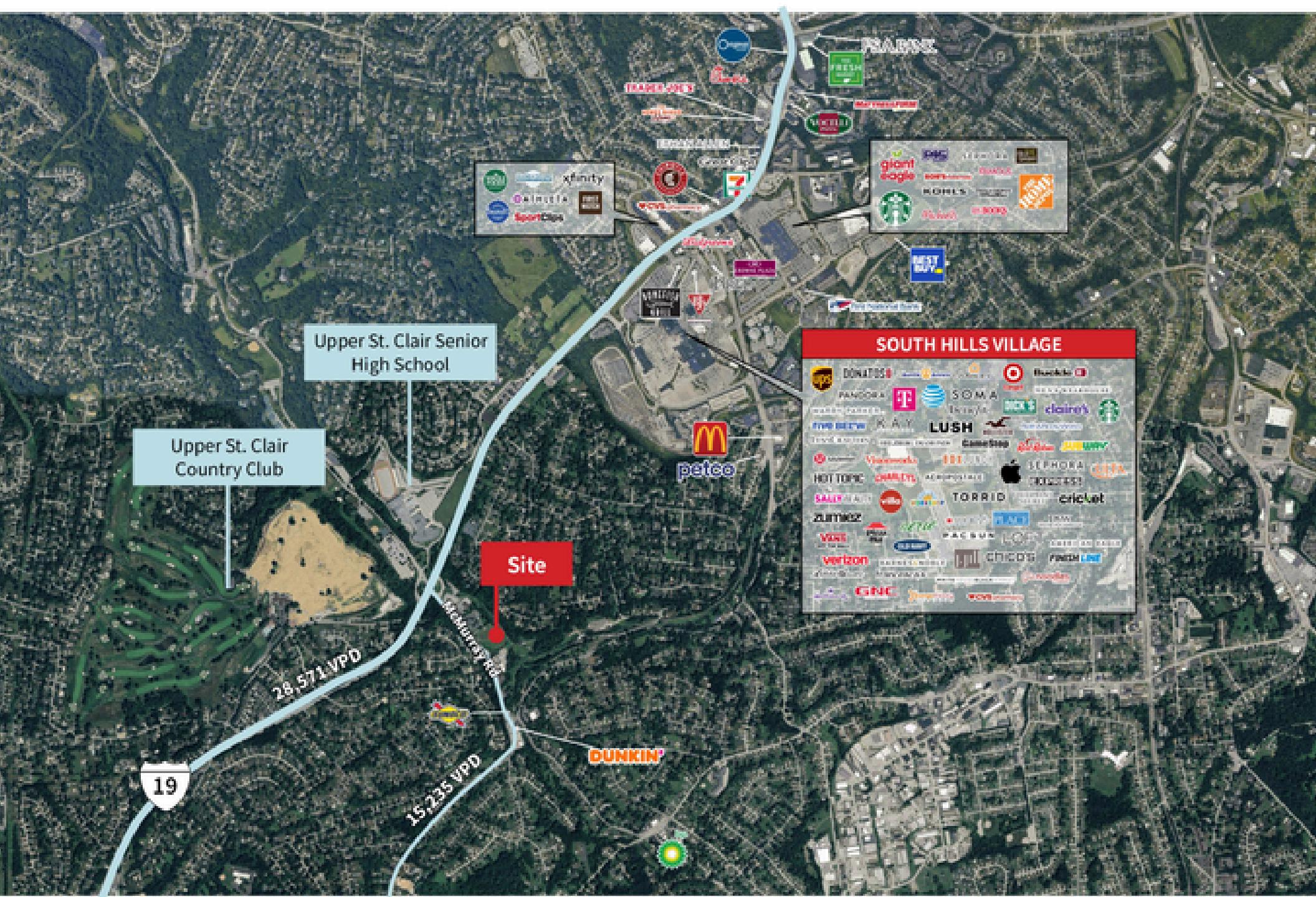


All utilities  
available at site



440 feet frontage  
on McMurray Road

# Amenity Map



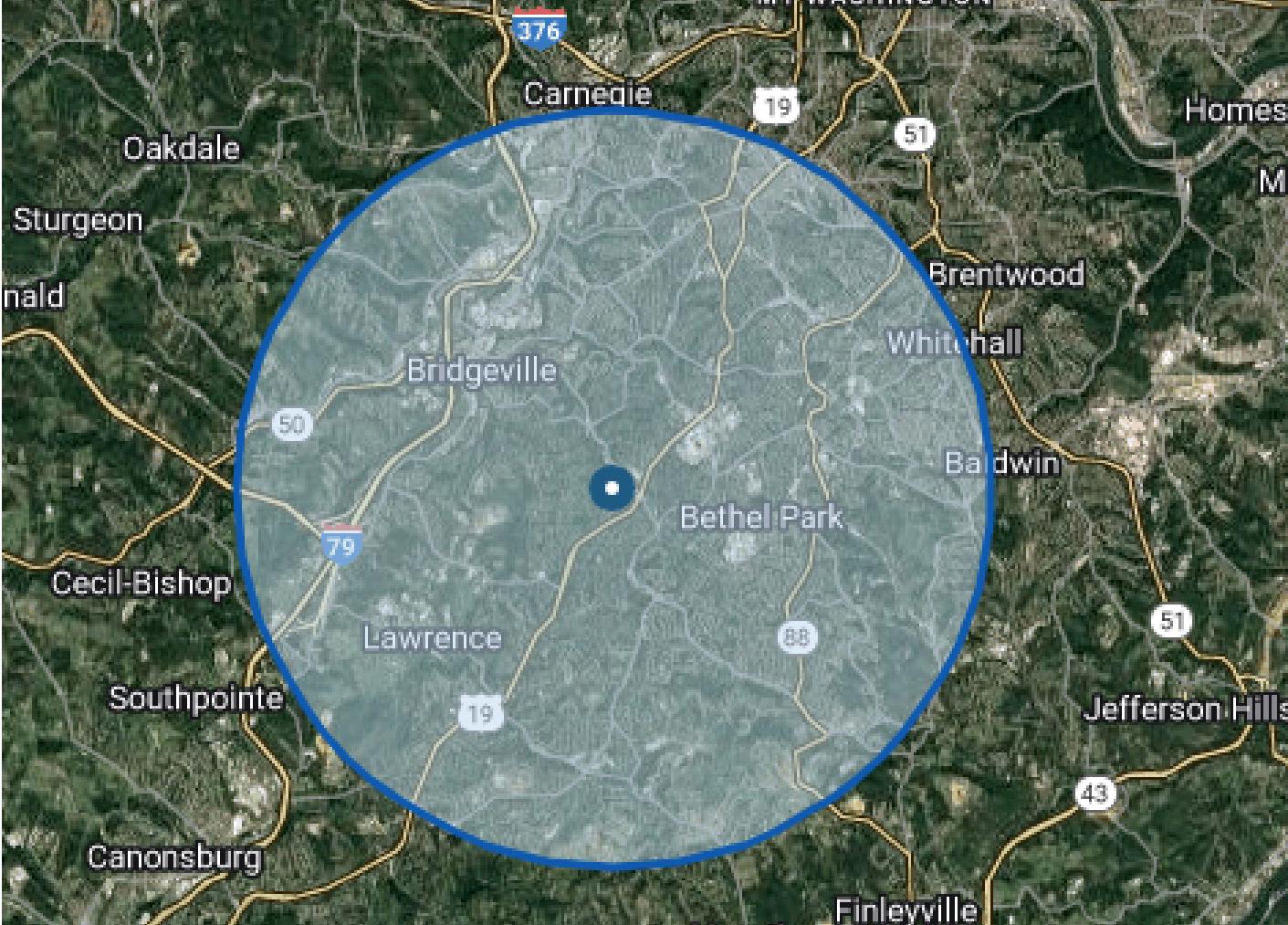
# Upper St. Clair

St. Clair is a vibrant neighborhood in Pittsburgh's South Hills, located approximately 10 miles south of downtown with excellent transportation connectivity via multiple bus routes and major roadways including Route 19 and Interstate 79. The established community features a diverse housing mix of single-family homes, townhouses, and apartments that appeal to families, young professionals, and retirees, while its walkable business district along West Liberty Avenue offers local shops, restaurants, and services that create an active, community-focused streetscape.

The neighborhood provides an attractive investment opportunity with more affordable real estate options compared to urban areas while benefiting from Pittsburgh's broader economic ecosystem. St. Clair has experienced steady residential demand and gradual commercial development, enhanced by local parks, recreational facilities, quality schools, and proximity to major retail centers in nearby Dormont and South Hills Village, making it an emerging market for both residential and small-scale commercial real estate opportunities.

## 2025 Demographics

	10 Min	15 Min	20 Min
<b>Avg. Household Income</b>	\$152,928	\$144,097	\$129,278
<b>Total Population</b>	79,232	160,720	284,405
<b>Total Daytime Population</b>	71,450	150,856	259,656



WITHIN A 5-MILE RADIUS

### Retail

INVENTORY SF	UNDER CONST SF	12 MO NET ABSORB SF	VACANCY RATE	MKT ASKING RENT/SF	MKT SALE PRICE/SF	MKT CAP RATE
<b>11.1M</b> PRIOR PERIOD 11.1M	<b>32.9K</b> PRIOR PERIOD 74.3K	<b>(48.5K)</b> PRIOR PERIOD 34.2K	<b>3.3%</b> PRIOR PERIOD 2.2%	<b>\$18.56</b> PRIOR PERIOD \$18.62	<b>\$159</b> PRIOR PERIOD \$161	<b>7.7%</b> PRIOR PERIOD 7.6%

### Multi-family

INVENTORY UNITS	UNDER CONST UNITS	12 MO NET ABSORB UNITS	VACANCY RATE	MKT ASKING RENT/UNIT	MKT SALE PRICE/UNIT	MKT CAP RATE
<b>13,233</b> PRIOR PERIOD 13,233	<b>277</b> PRIOR PERIOD 277	<b>25</b> PRIOR PERIOD 60	<b>4.6%</b> PRIOR PERIOD 4.8%	<b>\$1,380</b> PRIOR PERIOD \$1,354	<b>\$118K</b> PRIOR PERIOD \$115K	<b>7.7%</b> PRIOR PERIOD 7.8%

# Get in touch

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