




For Sale

5.34 Acres

79 McMurray Road | Pittsburgh, PA 15241

 **JLL** SEE A BRIGHTER WAY

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

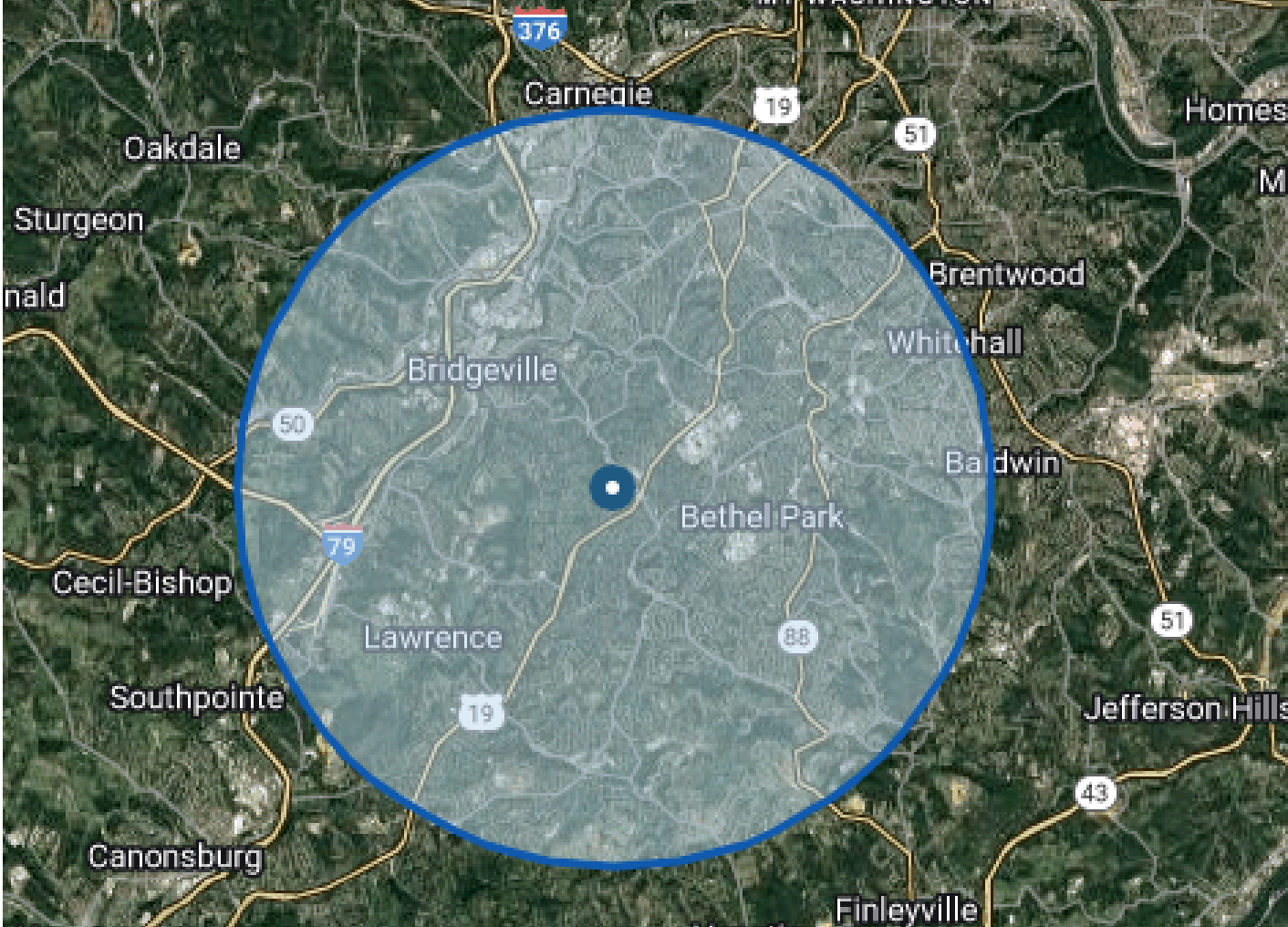
Amenity Map



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
Avg. Household Income	\$152,928	\$144,097	\$129,278
Total Population	79,232	160,720	284,405
Total Daytime Population	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
11.1M	32.9K	(48.5K)	3.3%	\$18.56	\$159	7.7%
PRIOR PERIOD 11.1M	PRIOR PERIOD 74.3K	PRIOR PERIOD 34.2K	PRIOR PERIOD 2.2%	PRIOR PERIOD \$18.62	PRIOR PERIOD \$161	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
13,233	277	25	4.6%	\$1,380	\$118K	7.7%
PRIOR PERIOD 13,233	PRIOR PERIOD 277	PRIOR PERIOD 60	PRIOR PERIOD 4.8%	PRIOR PERIOD \$1,354	PRIOR PERIOD \$115K	PRIOR PERIOD 7.8%

Get in touch

Ross Langford

Vice President

Ross.Langford@jll.com

+1 412 715 8901

JLL Pittsburgh

260 Forbes Ave, Suite 1200

Pittsburgh, PA 15222

+1 412 208 1400

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