

0 LONG RUN ROAD

WHITE OAK, PA 15131



PROPERTY DESCRIPTION

Commercial property for sale along Route 48 in White Oak, PA 15131. This 1.85-acre parcel is zoned commercial with many uses. The C-2 commercial zoning district of White Oak is wide-ranging, accommodating commercial retail, restaurant, financial, medical, and more. Nearby businesses include regional and international retailers. This parcel is positioned for great visibility and traffic count. Proximity to major transportation routes and approximately 20 miles east of Downtown Pittsburgh.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Highway Occupancy on file with Penn Dot
- Wide Range of Uses

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1.85 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	624	2,809	7,289
Total Population	1,230	5,338	13,960
Average HH Income	\$72,976	\$63,099	\$55,539



SELECT REALTY

Each office independently owned and operated

DANTE EGIZIO

Associate

724.933.6300 x727

danteegizio@remax.net

PA #RS348097

400 Broad Street, Suite 2006,
Sewickley, PA 15143

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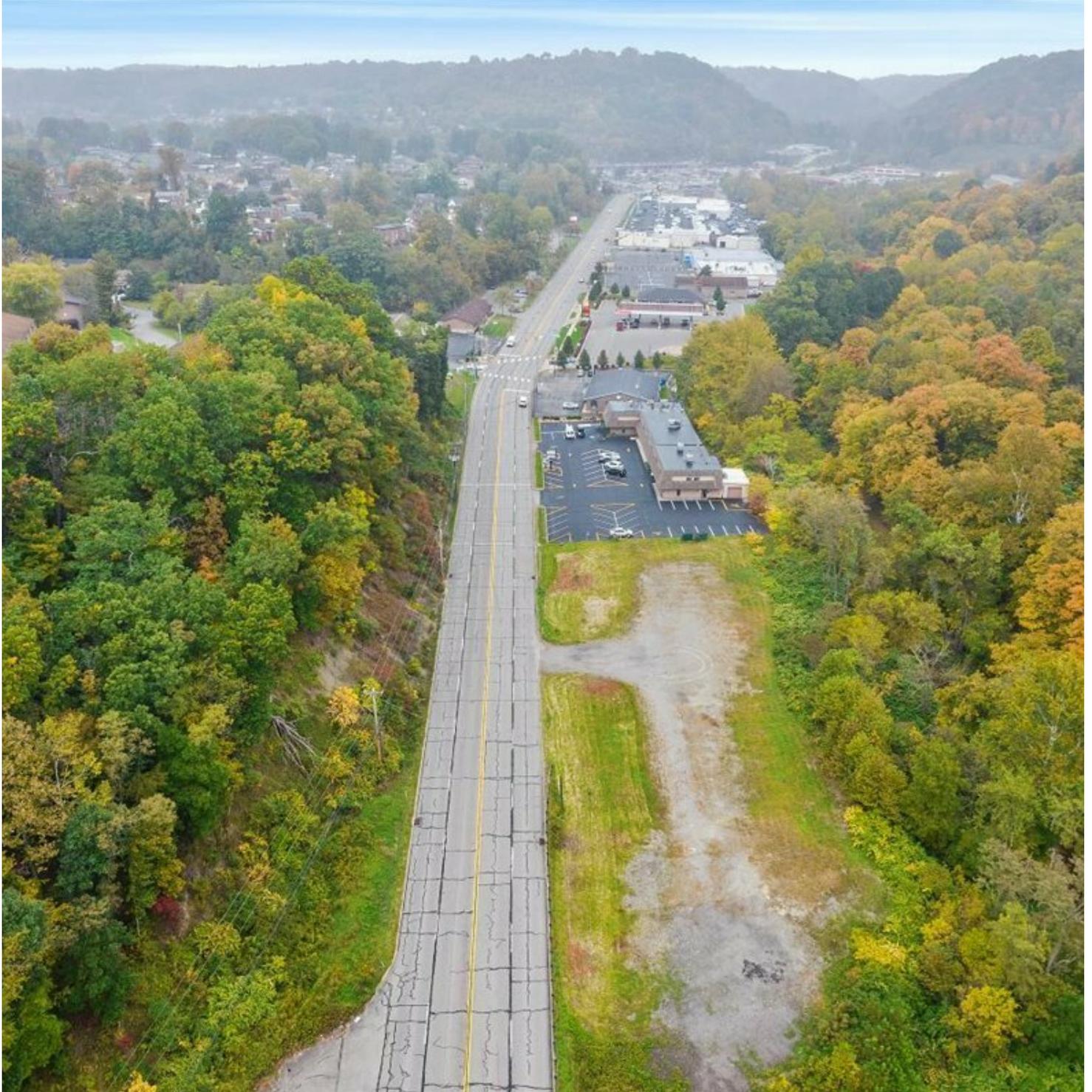
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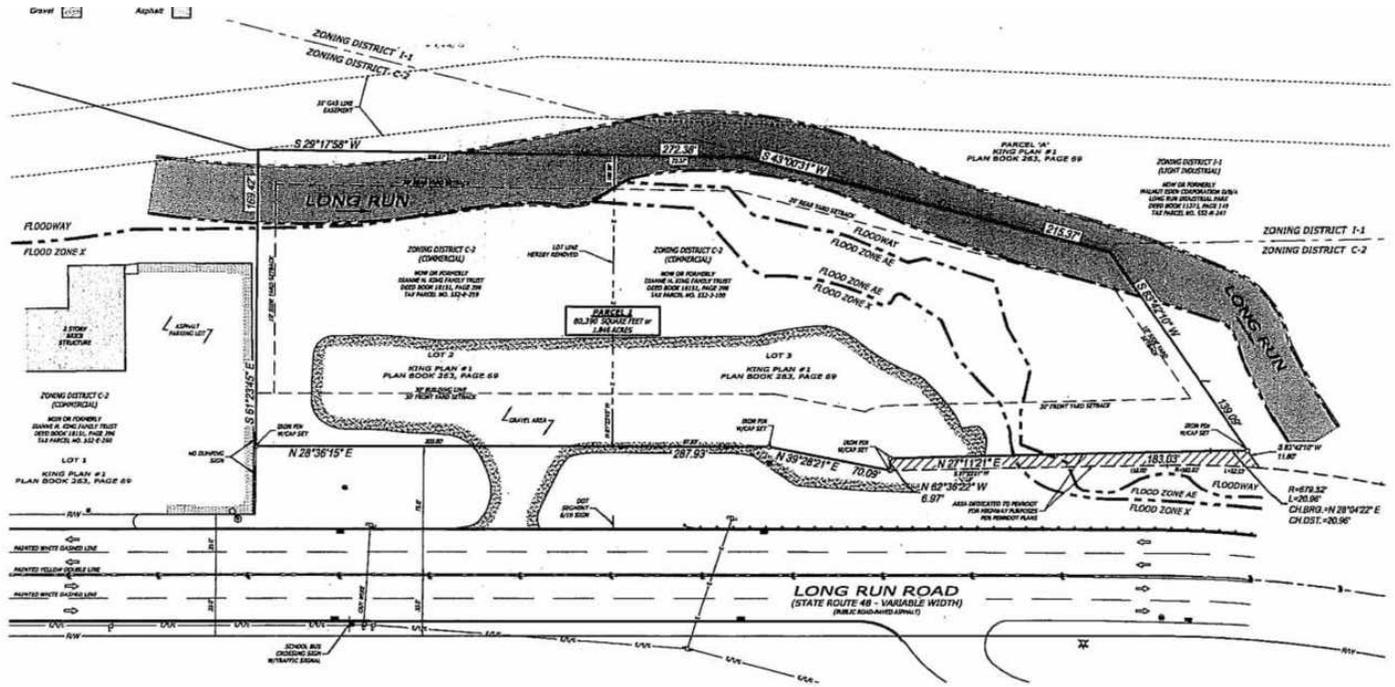
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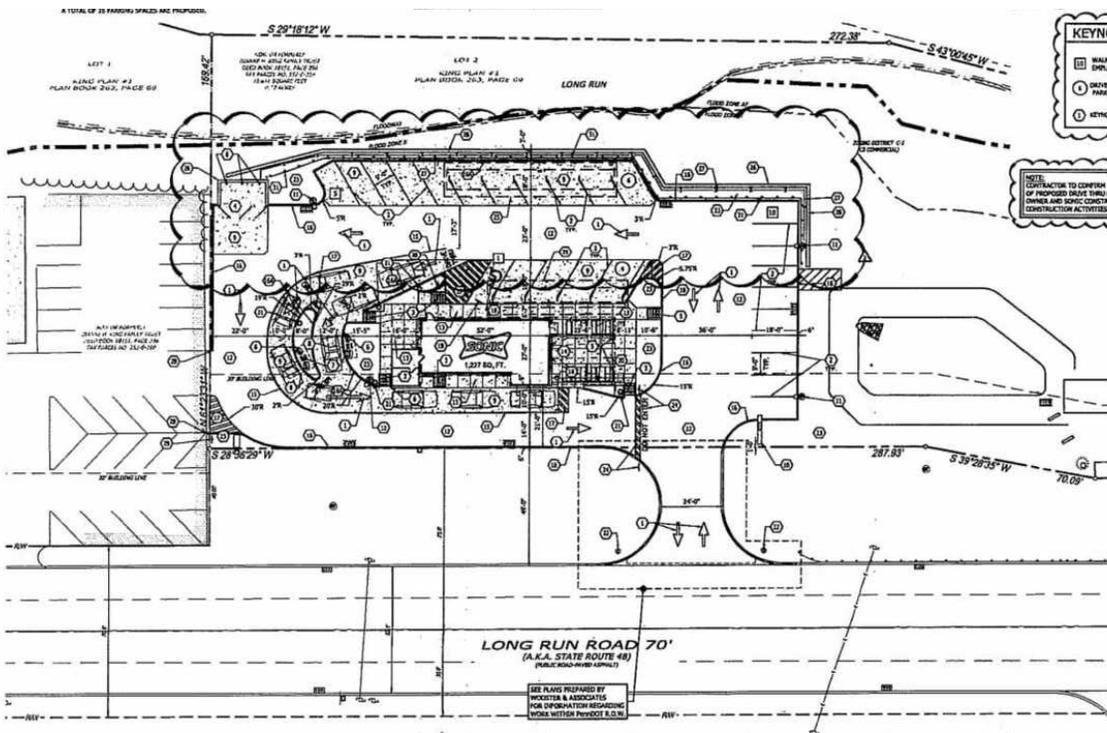
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TABULATION OF AREA

- 1. UNLESS OTHERWISE NOTED, EXISTING PAVING OR OTHER SURFACE MATERIALS SHALL BE REPAIRED TO ORIGINAL CONDITION AND THE SURFACE SHALL BE FINISHED WITH THE SAME AS IN THIS SPECIFICATION.
- 2. UTILITIES EXISTING WITHIN THE PROJECT AREA AND NOT SHOWN ON THE RECORD DRAWINGS SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE PUBLIC UTILITIES COMPANIES.
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KEYNOTES LEGEND

- (1) MARK IN CIRCLES AND EMPLOYER PARKING COURT.
- (2) DRIVE-IN SERVICE PARKING COURT.
- (3) SERVICE.

NOTE: CONTRACTOR TO VERIFY COORDINATION, DIMENSIONS, ETC. OF PROPOSED DRIVE THRU LAYOUT WITH ARCHITECTURAL PLANS, OWNER AND SIGN CONTRACTOR MANAGER PRIOR TO ANY CONSTRUCTION ACTIVITIES.

ALL SIGNATURES MUST BE IN BLUE INK



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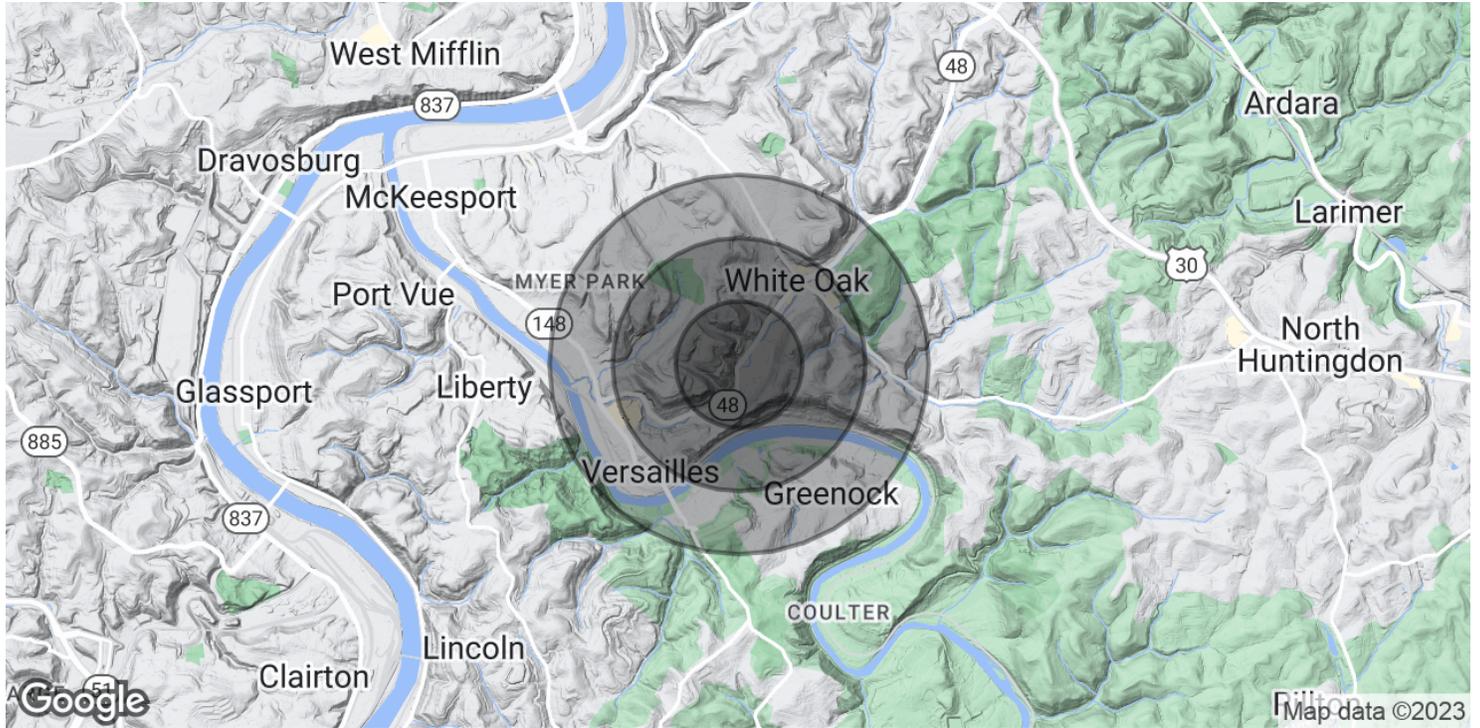
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,230	5,338	13,960
Average Age	51.9	49.5	45.9
Average Age (Male)	51.5	48.6	43.3
Average Age (Female)	51.9	49.9	47.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	624	2,809	7,289
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$72,976	\$63,099	\$55,539
Average House Value	\$107,184	\$97,278	\$86,546

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

As a RE/MAX® commercial advisor in Pittsburgh, Pennsylvania, I'm dedicated to helping my clients achieve their real estate goals. Whether you are buying or selling a property or just curious about the local market, I would love to offer my support and services. I know the local community — both as an advisor and a neighbor — and can help guide you through the nuances of our local market. With access to top listings, a worldwide network, exceptional marketing strategies and cutting-edge technology, I work hard to make your real estate experience memorable and enjoyable.

MEMBERSHIPS

NAR (National Association of Realtors)

RAMP (Realtor Association of Metropolitan Pittsburgh)

RE/MAX Select Realty

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