

PRIME 11.84-ACRE DEVELOPMENT OPPORTUNITY

3412 SAXONBURG BLVD

GLENSHAW, PA 15116



Presented By:

Kevin Riley, CCIM, SIOR

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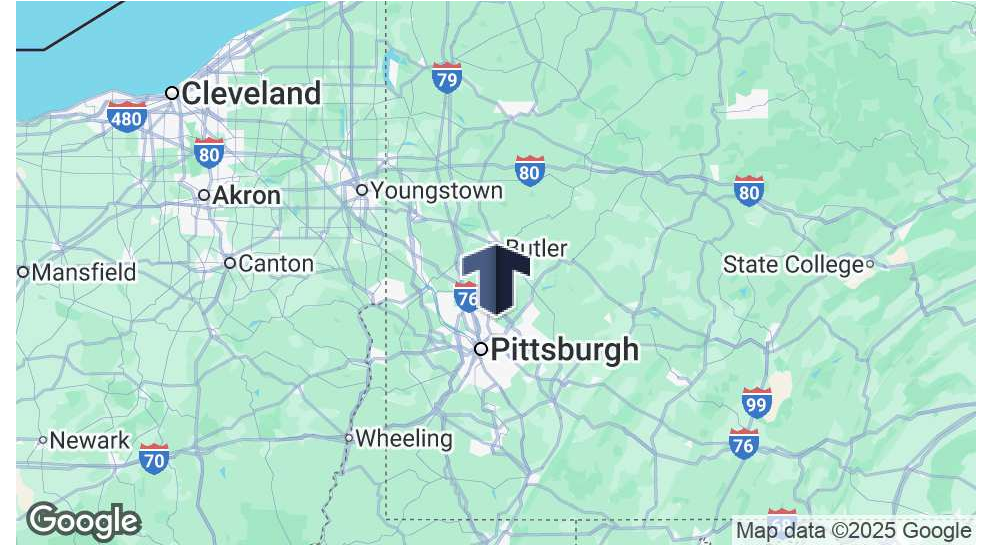
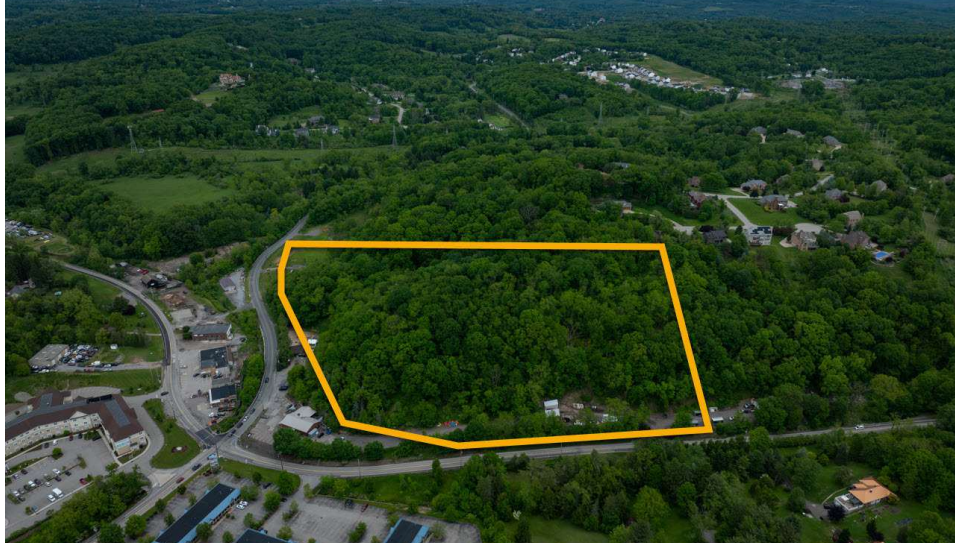
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	11.84 Acres
Zoning:	Office Flex Commercial

PROPERTY OVERVIEW

Positioned at the intersection of Saxonburg Boulevard and Harts Run Road, this expansive 11.84-acre property offers a rare opportunity for development in Indiana Township. With excellent frontage, strong daily traffic counts, and convenient access to Route 8, PA-28, & I-76 the site is ideally situated for a variety of uses. Surrounded by established neighborhoods, schools, and recreational amenities, the property combines visibility with a desirable suburban setting.

PROPERTY HIGHLIGHTS

- High-visibility location
- Excellent frontage and strong daily traffic counts
- Convenient regional access to Route 8, PA-28
- 10 Minutes to PA Turnpike (I-76)
- Surrounded by established residential neighborhoods, schools, and parks

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ADDITIONAL PHOTOS



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ZONING

OFFICE FLEX COMMERCIAL (O/C)

Assisted Living Residence
Automobile Sales
Automobile Service Station
Bank
Business Service
Church
Clinics
Forestry
General Retail Activities
Office
Office Park
Personal Care Home
Public Grounds
Public Utility
Restaurant
Retail Sales
School
Shopping Center
Ancillary Commercial Activities
Planned Development
Commercial Recreation
Hotel
Communication Facilities
Windmill
Billboard



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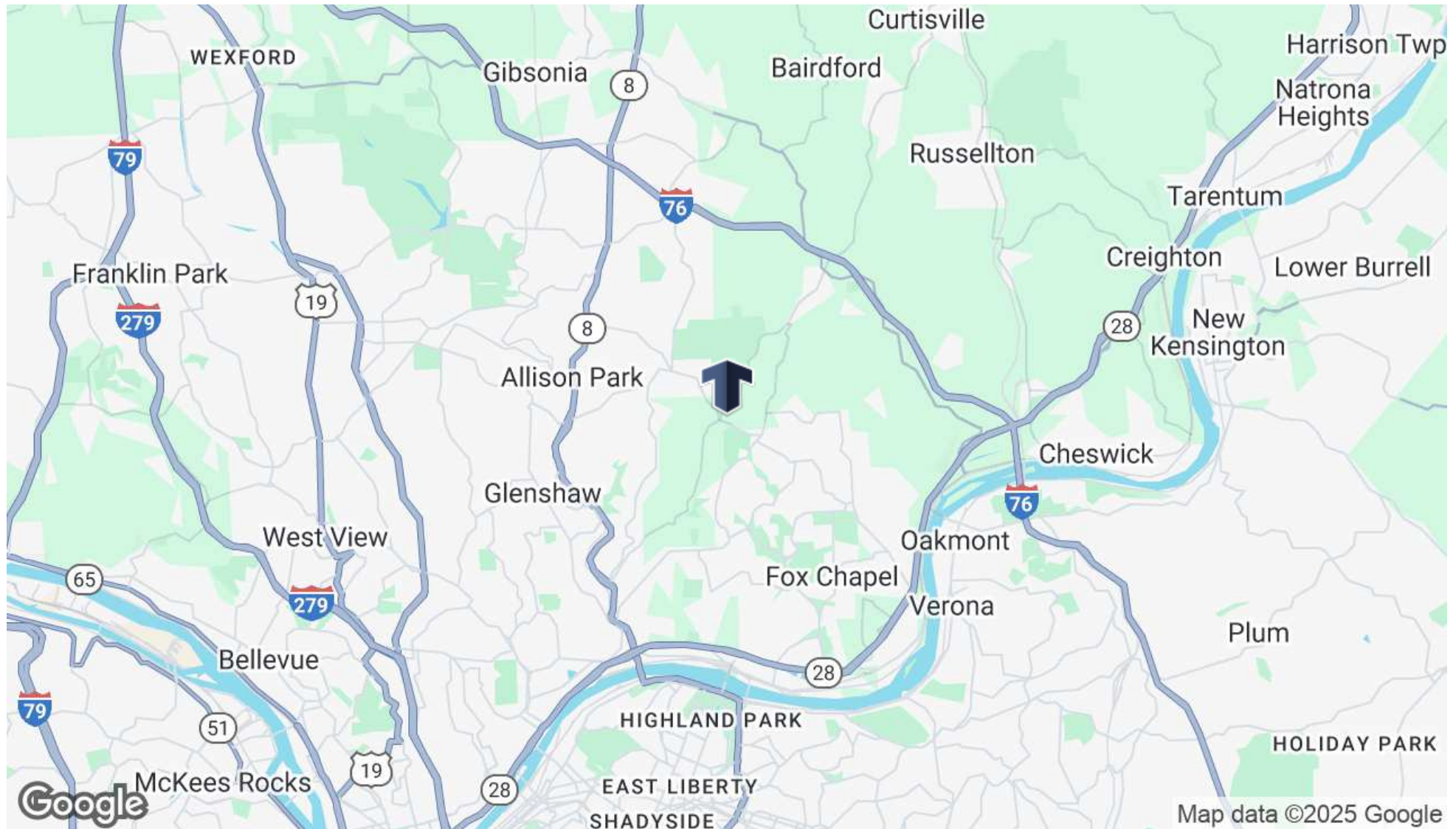
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LOCATION MAP



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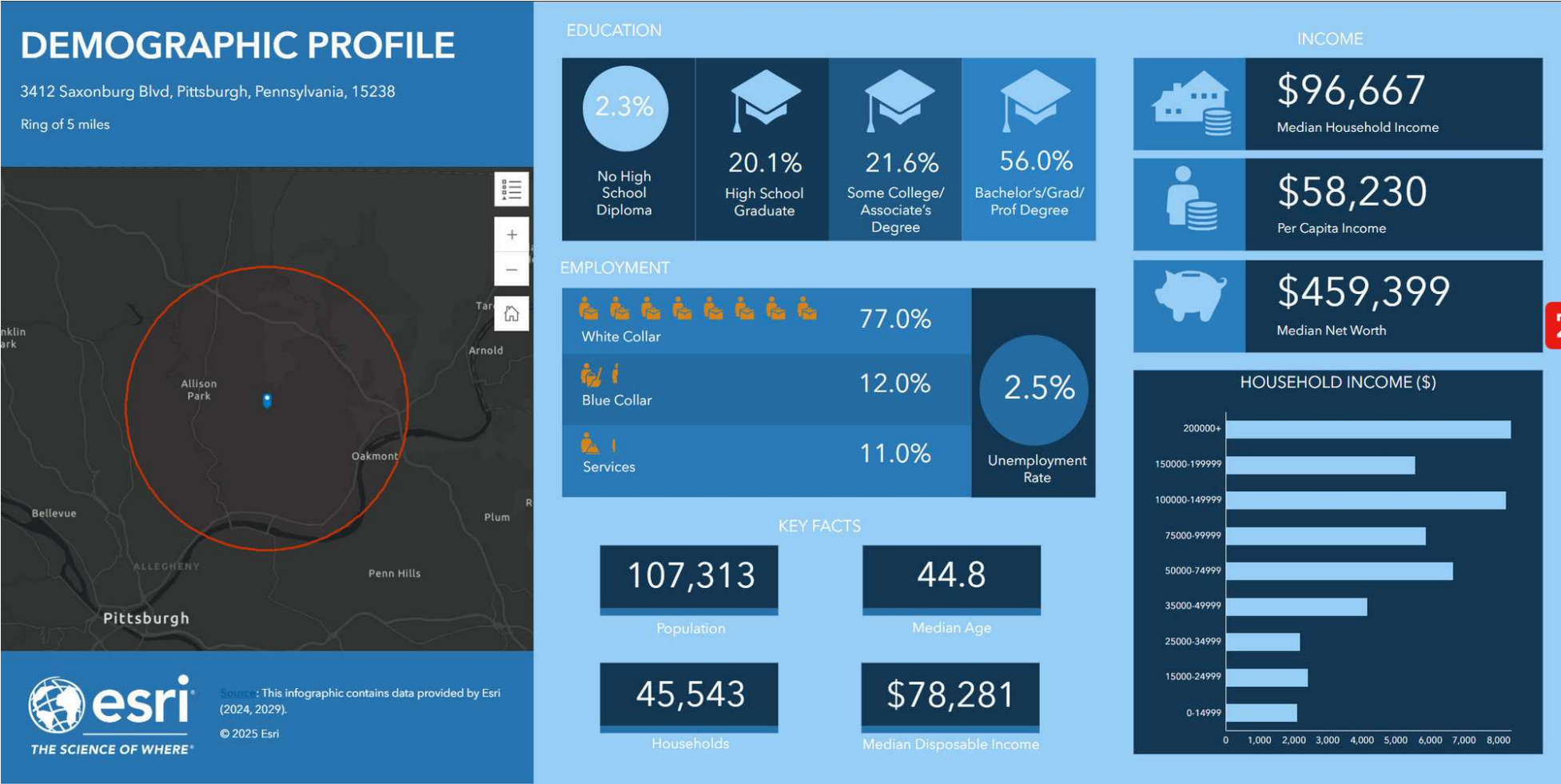
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DEMOGRAPHICS MAP & REPORT



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