



**2.75 ACRES**  
**\$209,000**  
**740-R-125**



**3.51 ACRES**  
**\$266,660**  
**740-R-150**



**1.45 ACRES**  
**\$110,200**  
**740-M-236**



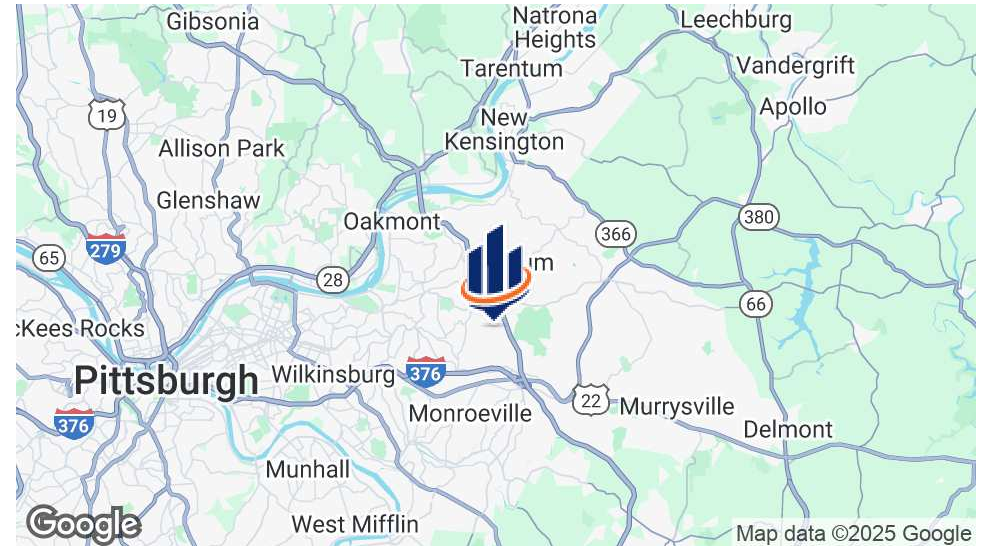
# 11.4 AC IN MONROE COMMERCE PARK

PENNANT DR  
PITTSBURGH, PA 15239

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$110,200 - \$280,440
Lot Size:	11.4 Acres
Zoning:	LI - Light Industrial
Market:	Pittsburgh
Submarket:	Plum

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to offer four development parcels in Plum Monroe Commerce Park. All utilities available. Contiguous parcels range from 1.45 acres to 9.95 acres. Come join FedEx, Utz Quality Foods, Snyder's-Lance and many other tenants. Conveniently located to PA Turnpike, Pittsburgh CBD & Pittsburgh International Airport.

## PROPERTY HIGHLIGHTS

- Four Parcels
- Parcels can be sold individually or together
- 1.45 to 9.95 acres contiguous
- Minutes from PA Turnpike and I-376
- All utilities available
- Quality business park with quality tenants

# Parcel Breakdown

CUSTOM TABLE HEADLINE			
ADDRESS	ACRES	PARCEL ID	PRICE
Davidson Rd	1.45	740-M-236	\$110,200
Pennant Dr	3.69	740-R-100	\$280,440
Pennant Dr	2.75	740-R-125	\$209,000
Pennant Dr	3.51	740-R-150	\$266,760
TOTAL	11.4		\$866,400

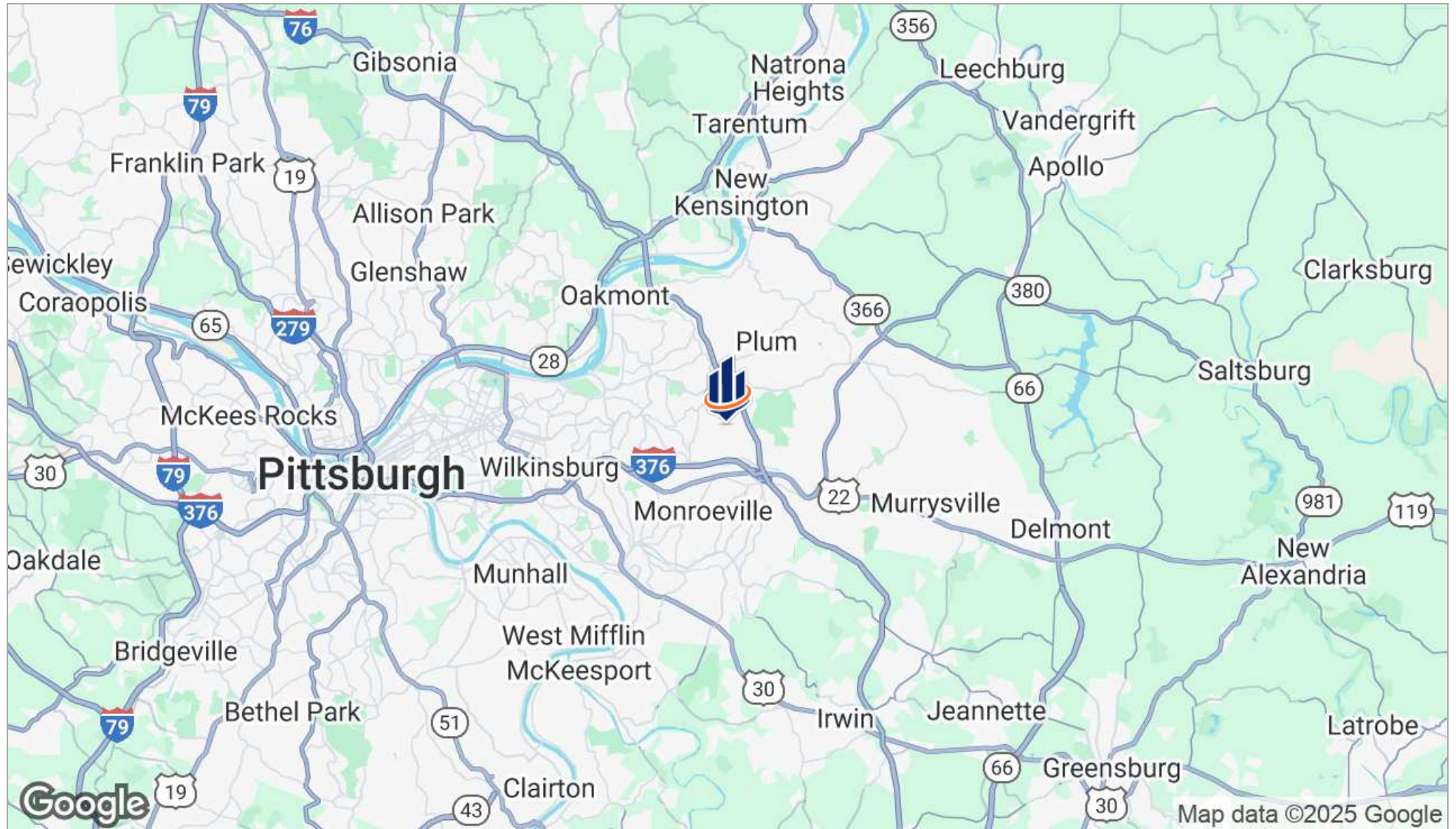


# Monroe Commerce Park Aerial

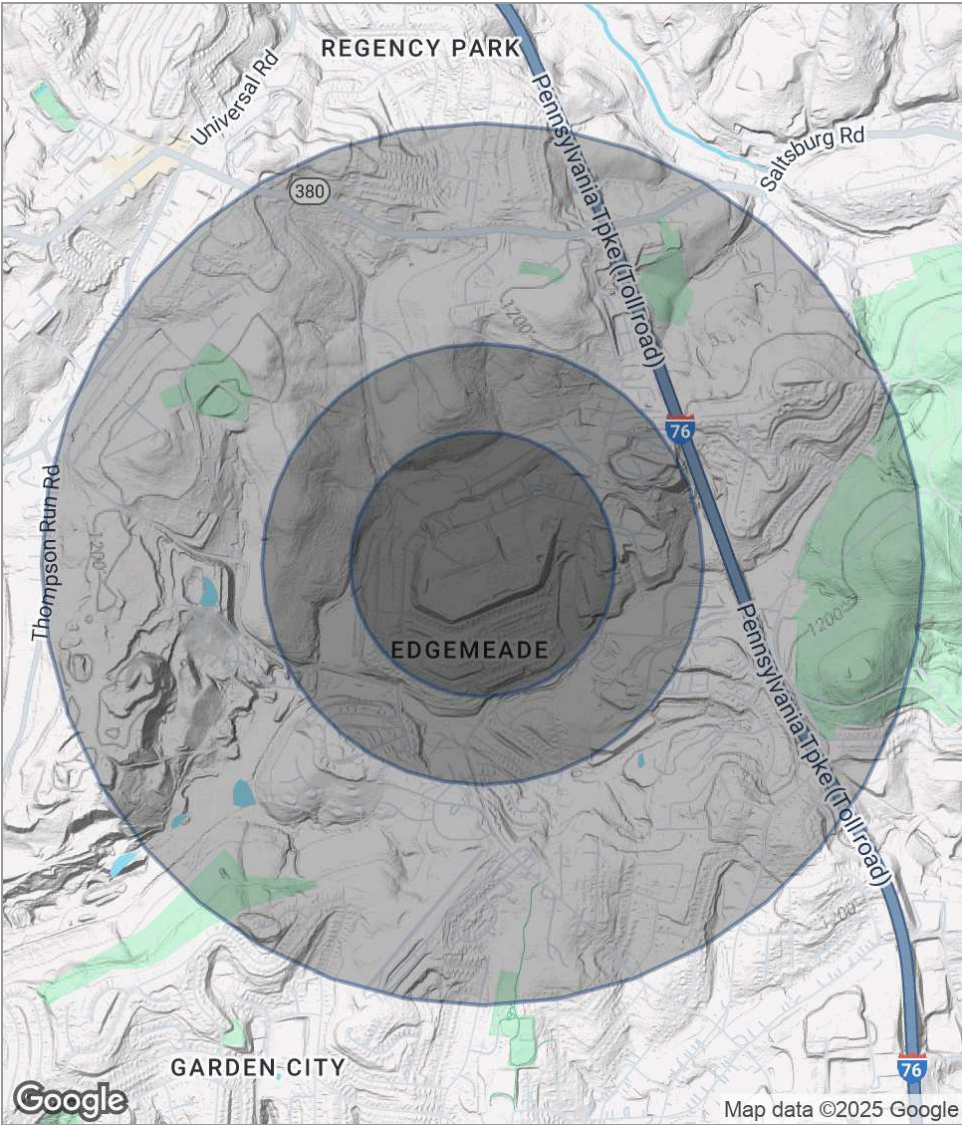




# Location Map



# Demographics Map



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	345	1,068	4,459
Median age	43	44	45
Median age (Male)	43	44	44
Median age (Female)	44	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	140	438	1,862
# of persons per HH	2.5	2.4	2.4
Average HH income	\$130,061	\$125,953	\$114,712
Average house value	\$248,034	\$240,124	\$254,124

*\* Demographic data derived from 2020 ACS - US Census*