

LAND FOR SALE & LEASE

ROUTE 51, ROSTRAVER TOWNSHIP, PA

PENNSYLVANIA 51, BELLE VERNON, PA 15012



LAND FOR SALE & LEASE

PRESENTED BY:

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PROPERTY SUMMARY

PENNSYLVANIA 51 | BELLE VERNON, PA 15012



Property Summary

Price:	\$2,800,000
Lot Size:	18.0 Acres
Price / Acre:	\$160,000
Cross Streets:	Fellsburg Road, Belle Vernon, PA 15012
Zoning:	B-2
Traffic Count:	18,000
APN:	56-06-00-0-057, 56-06-00-0-058
Market:	Pittsburgh, PA
Sub-market:	Westmoreland County

Property Overview

Prime \pm 18-acre development opportunity along Route 51 in Rostraver Township, featuring 1,400 feet of frontage and a signalized intersection. Located adjacent to Sheetz with excellent access to Pittsburgh, this B-2 zoned parcel offers exceptional visibility with 18,000 VPD and multiple development options from retail to medical use.

Location Overview

Strategically positioned in growing Rostraver Township, the location offers strong demographics with an average household income of \$103,886 within 2 miles. The site benefits from established retail presence and medical offices nearby. With convenient access to major transportation arteries and strong traffic counts, this location serves a broad regional market with over 129,000 people within 10 miles. The property's position at a signalized intersection on Route 51 provides excellent visibility and accessibility for future development.



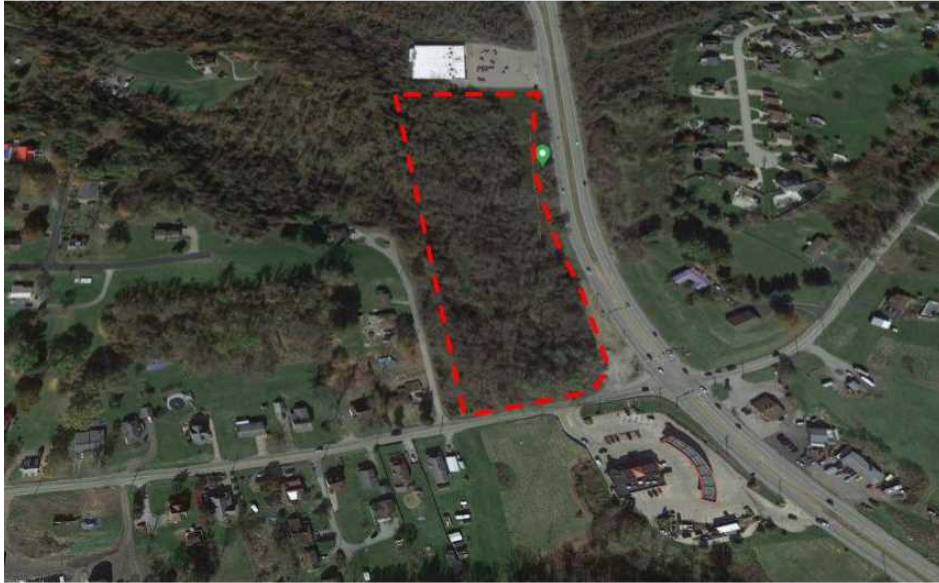
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PROPERTY PHOTOS

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BUSINESS MAP

PENNSYLVANIA 51 | BELLE VERNON, PA 15012



Rostraver Motors

BFS Foods

Coen Markets

DUNKIN' Dunkin'

18,000 VPD

AMF Belle Vernon Lanes

Fox's Pizza Den Rostraver

Webster

Sheetz

Willowbrook Plaza

Bill's Restaurant

Fellsburg

James Weir Stadium

Subway

Belle Vernon Area High School

Dollar General

AERIAL MAP

PENNSYLVANIA 51 | BELLE VERNON, PA 15012



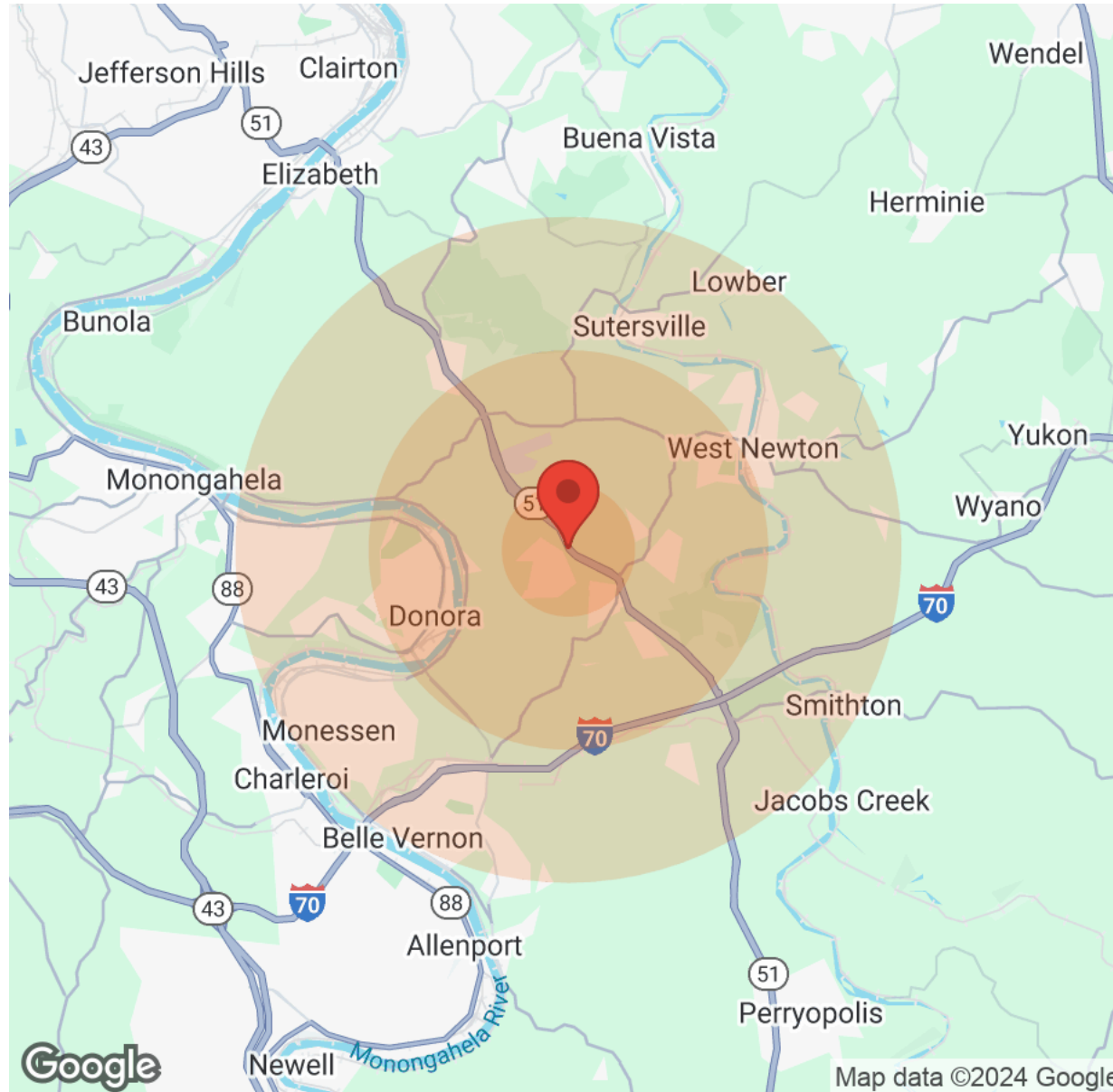
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DEMOGRAPHICS

PENNSYLVANIA 51 | BELLE VERNON, PA 15012



Population	1 Mile	3 Miles	5 Miles
Male	449	6,209	18,111
Female	516	6,831	20,054
Total Population	965	13,040	38,165

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	120	2,092	5,450
Ages 15-24	93	1,673	4,495
Ages 25-54	353	4,573	13,713
Ages 55-64	156	1,847	5,374
Ages 65+	243	2,855	9,133

Income	1 Mile	3 Miles	5 Miles
Median	\$52,404	\$41,582	\$38,085
< \$15,000	11	949	2,981
\$15,000-\$24,999	49	832	2,760
\$25,000-\$34,999	60	576	1,962
\$35,000-\$49,999	74	697	2,419
\$50,000-\$74,999	76	908	2,766
\$75,000-\$99,999	45	547	1,727
\$100,000-\$149,999	93	698	1,498
\$150,000-\$199,999	12	127	287
> \$200,000	N/A	63	162

Housing	1 Mile	3 Miles	5 Miles
Total Units	408	6,536	20,176
Occupied	393	5,657	17,822
Owner Occupied	363	4,311	13,366
Renter Occupied	30	1,346	4,456
Vacant	15	879	2,354

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MEET OUR TEAM

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