

CR CENTURY REALTY



FOR SALE



Asking Price \$949,000 | \$79.08/SF

Attractive Value-Add Opportunity | Prime Location | Ideal for Owner/User or Investor

FOR SALE

3131 Millers Run Road, Cecil PA

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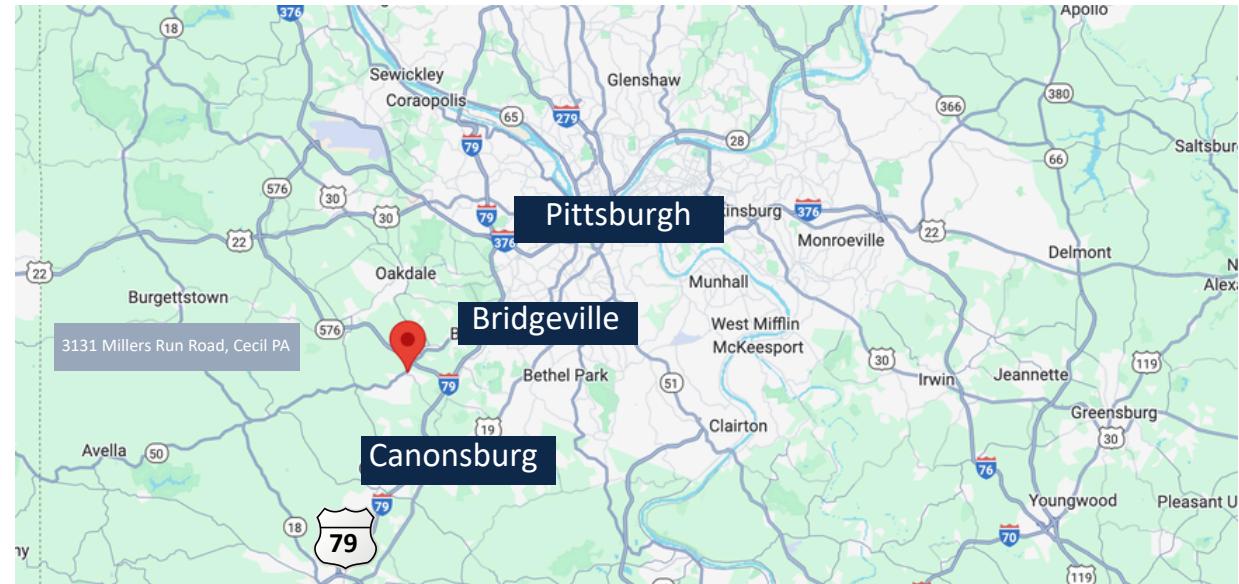
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PROPERTY INFORMATION

- 12,000 SF building on 1.5 acre lot
- Flexible lease terms provide upside potential through restructuring or repositioning by new ownership.
- Strong First-Floor Tenant Performance: Longstanding diner with robust sales history - an anchor tenant that draws consistent daily traffic.
- Expanding Second-Floor Event Venue: Event space tenant currently expanding operations and holds a valuable liquor license, increasing revenue potential.
- Nearby retail includes Walmart Supercenter (0.7 miles)
- Just minutes from I-79 and PA Route 50, providing quick access to Bridgeville, Mt. Lebanon, and Pittsburgh International Airport (~17 miles)
- High Visibility Corridor: Millers Run Road is a well-traveled arterial road serving local neighborhoods and commuter traffic—ideal frontage for retail, office, or service-oriented businesses.
- Population (2024): ~2,700 within 1 mile; ~17,900 within 3 miles; ~66,800 within 5 miles. Expected growth steady through 2029

Distance To Cecil, Pennsylvania

- Pittsburgh- 17.1 miles
- Canonsburg- 6 miles
- Bridgeville- 4.9 miles



LOCATION OVERVIEW

Cecil Twp, PA

Cecil, PA

Cecil Township, located in Washington County as part of the Pittsburgh metropolitan area, is home to roughly 14,600 residents as of the 2020 U.S. Census, with a 2023 estimate of around 15,065 people. The township covers about 26.3 square miles, yielding a population density of approximately 472 people per square mile. Several key roadways serve Cecil, including U.S. Route 50, which runs east–west through the community of Cecil, and easy access to Interstate 79 and the Southern Beltway (PA Turnpike 576), facilitating commutes to Pittsburgh and the Pittsburgh International Airport in under 30 minutes.

Economically, the township features the Southpointe business park, hosting major employers such as Ansys, Consol Energy, Millcraft Industries, and Mylan, complementing a mix of local commercial activity and professional services. The area also supports a variety of in-town shops, farms, and service providers.

Growth and development continue with the nearby Alto Piano residential development—over 100 acres of custom-built executive homes adjacent to Southpointe—with lots and spec homes available and Phase 3 subdivision plans recently recommended for approval.

Household income is strong, with a median household income around \$102,400–\$102,500, and a per-capita income near \$49,600, outpacing county and state averages. The poverty rate is low—around 5%. Educational attainment is high, with roughly 52% holding a bachelor's degree or higher, and 98% completing high school or above. Geographically, Cecil is about 25 minutes southwest of downtown Pittsburgh, making larger city amenities easily reachable. The township's blend of suburban-rural character, safe neighborhoods, strong schools, and proximity to a major metro center makes it appealing to families, professionals, and commuters alike.





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