



**2.5 ACRES AVAILABLE FOR GROUND LEASE**

**195 MONTOUR RUN ROAD - LOT 2**  
**CORAOPOLIS, PA 15108**



**Presented By:**

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Ground Lease Rate:	\$100,000.00 Acre/Year
Lot Size:	2.5 Acres
Zoning:	C-3 Planned, Commercial, Office, Multi-Family

## PROPERTY OVERVIEW

Introducing an exceptional opportunity: a 2.5 acre parcel available for ground lease in Robinson Township, ideal for businesses seeking a strategic location with flexibility to suit their specific needs. The owners are open to considering build-to-suit options based on the construction costs of improvements, making this an attractive proposition for businesses looking to customize their space. Situated in a thriving area with strong visibility and accessibility, this land offers a blank canvas for your vision. Neighboring successful businesses and consistent vehicle and foot traffic further enhance the appeal of this prime location, ensuring a steady flow of potential customers and clients.

## PROPERTY HIGHLIGHTS

- 13,838 VPD
- Ample Parking (~170 Spaces)
- Strong Neighboring Businesses
- Easy access to Parkway West (Interstate 376)

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**ADDITIONAL PHOTOS**



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## LOCATION DESCRIPTION & ZONING



### LOCATION DESCRIPTION

Situated in the thriving town of Coraopolis, this prime location offers unparalleled convenience and accessibility. Located just off the Parkway West (I-376), the property provides easy access to major highways. Additionally, the property is part of the bustling Robinson retail trade area, a vibrant commercial hub known for its diverse mix of shops, restaurants, and services. The property's proximity to the Diamond Ridge master plan community further enhances its appeal, as this growing residential area promises increased vehicle and foot traffic and a steady customer base.

### ZONING

Permitted Uses:

- Existing single family and two family dwellings
- Convent/monastery
- Public and essential services
- Retail business, convenience and shoppers retail
- Service business, personal and business service
- Business, professional or medical office
- Bank/financial institution
- Bakery
- Restaurant, conventional and fast-food
- Tavern/Bar or Beer Distributor
- Retail sale of liquor or wine
- Commercial school
- Private or Health club
- Day-care center, child
- Theatre
- Hotel/motel
- Funeral home/mortuary (excluding crematorium)
- Nursery or greenhouse, retail
- Retail Building material sales
- Showroom
- Forestry
- Amusement arcade

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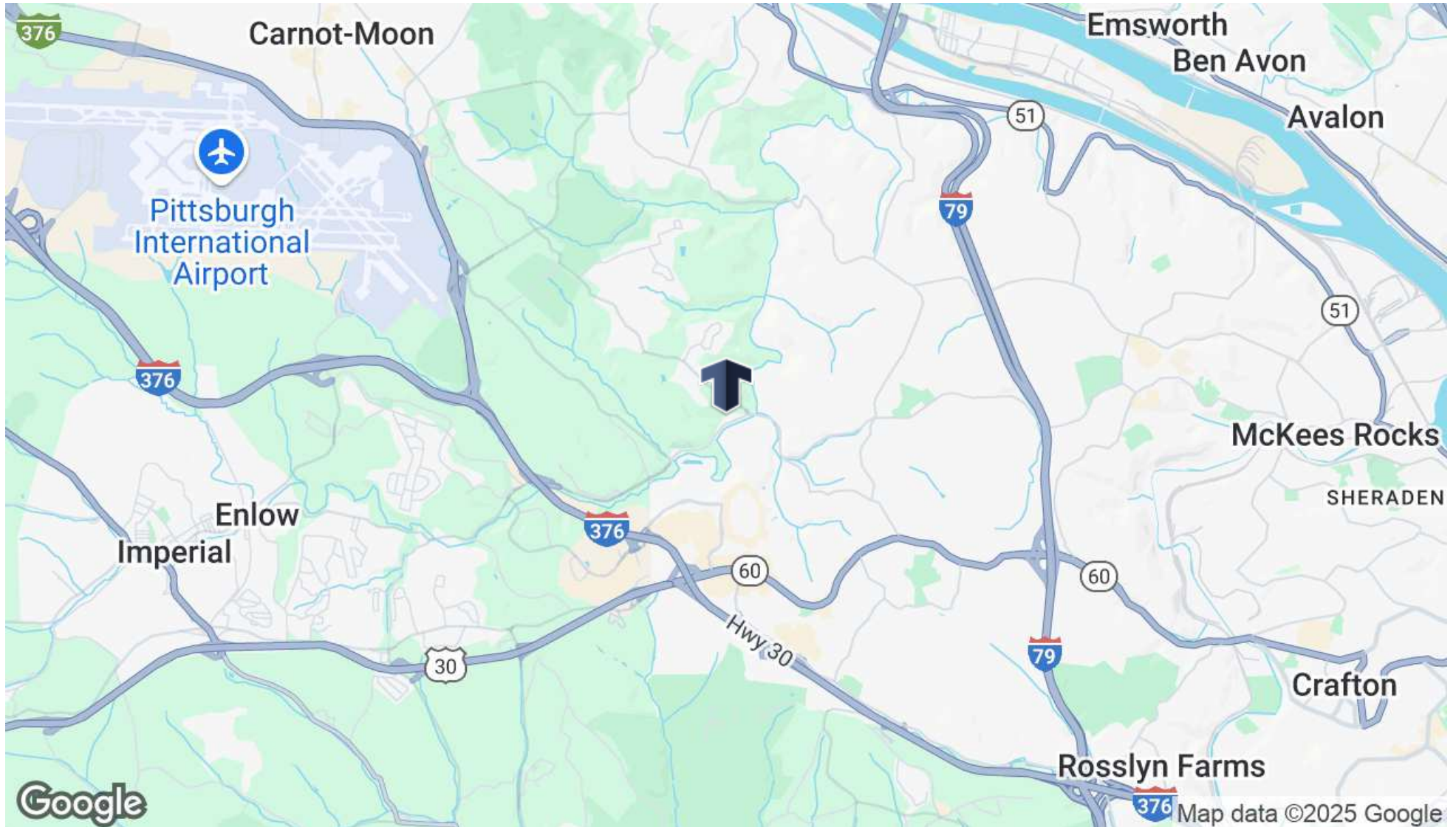
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## LOCATION MAP



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## 195 MONTOUR RUN RD RETAILER MAP



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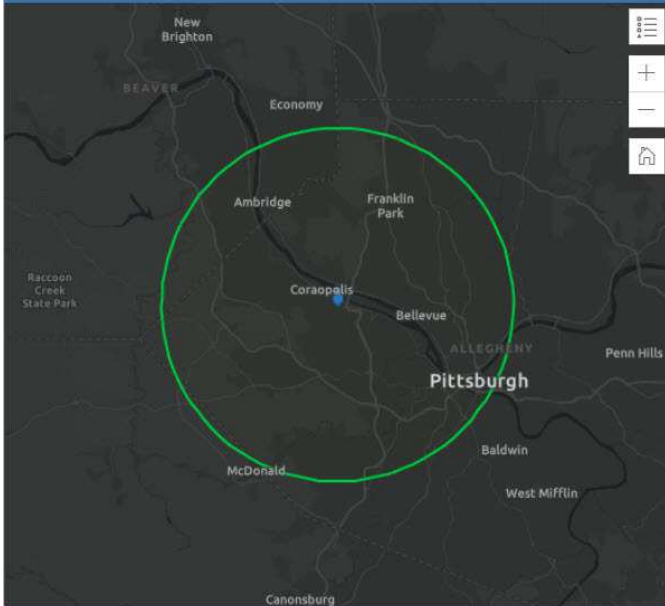


## DEMOGRAPHICS REPORT

### DEMOGRAPHIC PROFILE

195 Montour Rd, Coraopolis, Pennsylvania, 15108

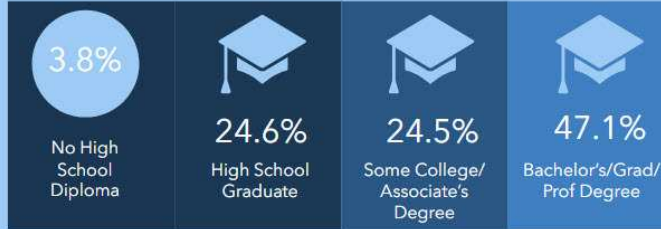
Ring of 10 miles



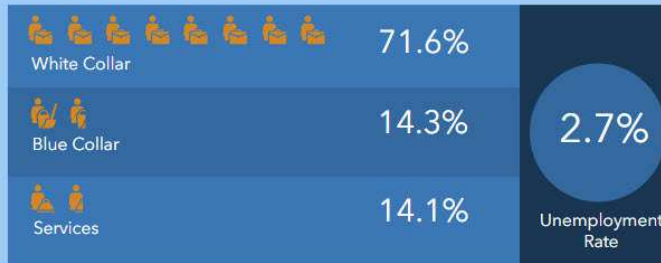
Source: This infographic contains data provided by Esri (2024, 2029).

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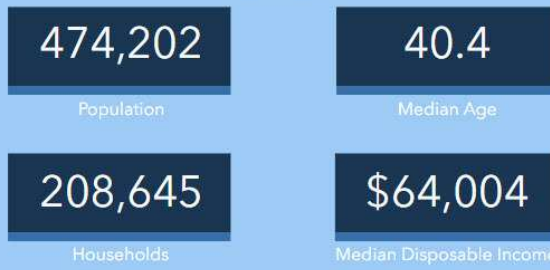
#### EDUCATION



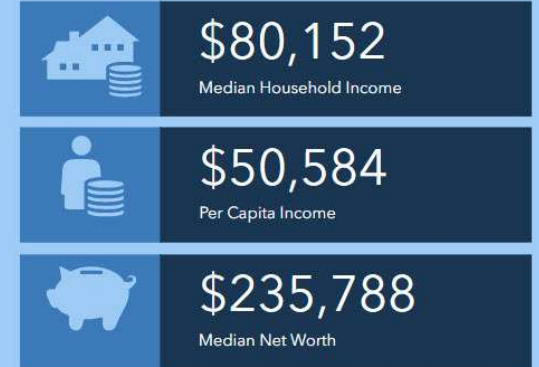
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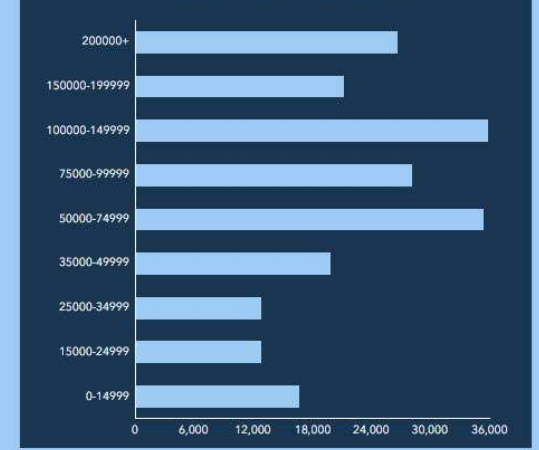
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)



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