

For Sale

19,136 SF
Retail Property

Brush Creek Commons

900 Commonwealth Drive
Cranberry Township, PA 16066



Highlights

NAI Burns Scalo is pleased to exclusively present for sale 900 Commonwealth Drive, a 100% occupied, 19,136-square-foot multi-tenant retail center located in the heart of Cranberry Township, Pennsylvania—one of the fastest-growing communities in Western Pennsylvania. Situated on 3.645 acres, the Property features five established tenants, a 5.08-year weighted average lease term (WALT), and a triple-net (NNN) lease structure that provides investors with stable, predictable cash flow and limited landlord responsibilities. Strategically positioned along Commonwealth Drive with excellent frontage, visibility, multiple points of ingress and egress, and exposure to approximately 26,000 combined vehicles per day, the Property benefits from exceptional accessibility and a highly visible location within Cranberry Township's premier retail corridor. The center is anchored by Valor Healthcare, occupying over 43% of the gross leasable area, which recently executed a five-year lease extension featuring 3.5% annual rent increases, underscoring its long-term commitment to the location. Located less than one mile from Walmart Supercenter, Giant Eagle, and the Interstate 79/76 interchange, the Property is surrounded by a robust mix of national retailers, expanding residential communities, and a growing employment base. 900 Commonwealth Drive represents a rare opportunity to acquire a fully stabilized retail investment in one of the Pittsburgh MSA's most desirable suburban markets, offering durable in-place income, contractual rent growth, and long-term investment stability.

Jacob Machel

724.288.6588
jmachel@naiburnsscalo.com

Andreas Kamouyerou

724.825.0888
akamouyerou@naiburnsscalo.com

Michael Kamouyerou

724.986.8112
mkamouyerou@naiburnsscalo.com

NAI Burns Scalo
Brokerage Services

Property Summary



Property Highlights

- 100% Occupied Retail Center featuring five established tenants with stable in-place cash flow.
- 19,136 SF Multi-Tenant Retail Plaza situated on a 3.645-acre site with ample parking and efficient site circulation.
- 5.08-Year Weighted Average Lease Term (WALT) providing long-term income stability.
- Excellent Visibility & Accessibility with prominent frontage, multiple points of ingress/egress, and exposure to approximately 26,000 combined vehicles per day. Strategic Retail Corridor Location less than one mile from Walmart Supercenter, Giant Eagle, and immediate access to Interstates 79 & 76.
- Located in Cranberry Township, one of Western Pennsylvania's fastest-growing and most desirable suburban communities with continued residential and commercial expansion.
- Affluent & Expanding Trade Area supported by strong household incomes, population growth, and a growing daytime employment base.
- Stabilized Core Retail Investment offering durable cash flow with long-term appreciation potential in one of the Pittsburgh MSA's premier suburban retail markets.

Offering Summary

Sale Price:	\$7,350,000
Number of Units:	5
Building Size:	19,136 SF

Jacob Machel

724.288.6588

jmachel@naiburnsscalo.com

Andreas Kamouyerou

724.825.0888

akamouyerou@naiburnsscalo.com

Michael Kamouyerou

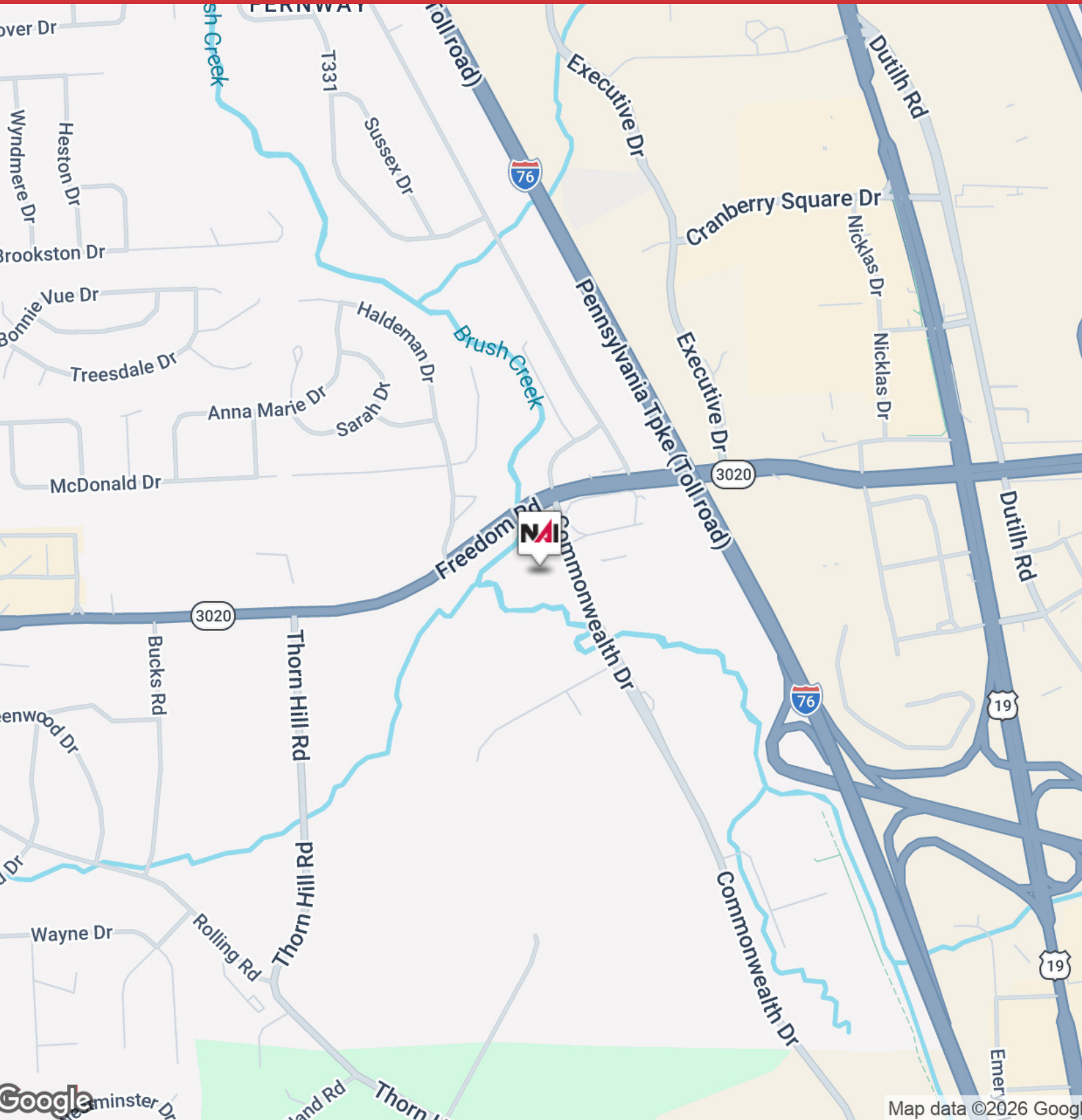
724.986.8112

mkamouyerou@naiburnsscalo.com

NAIBurns Scalo

Brokerage Services

Aerial Map



Jacob Machel

724.288.6588

jmachel@naiburnsscalo.com

Andreas Kamouyerou

724.825.0888

akamouyerou@naiburnsscalo.com

Michael Kamouyerou

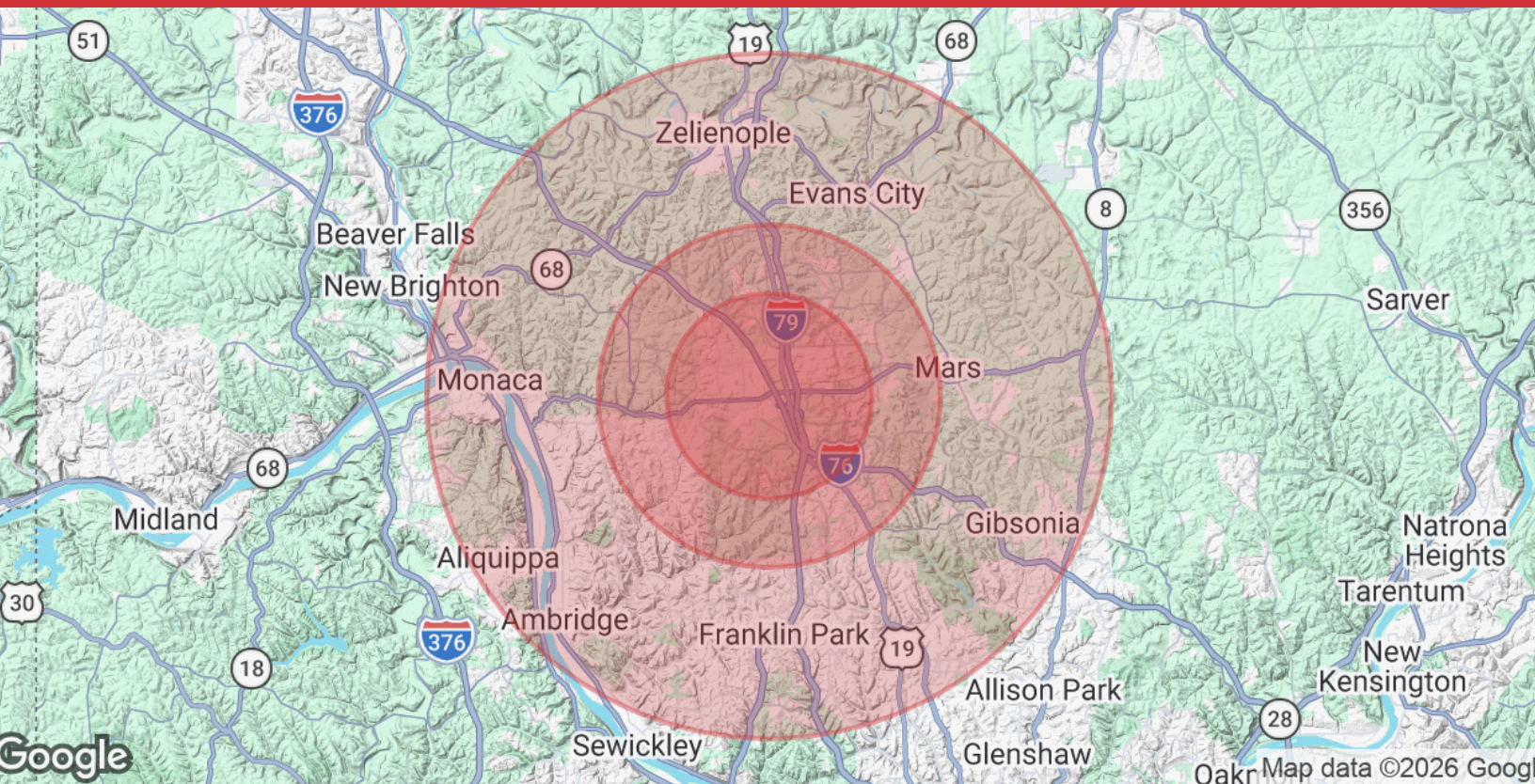
724.986.8112

mkamouyerou@naiburnsscalo.com

NAI Burns Scalo

Brokerage Services

Demographics Map & Report



Population	3 Miles	5 Miles	10 Miles
Total Population	36,233	72,873	231,381
Average Age	41.8	42.7	43.3
Average Age (Male)	40.4	41.2	42.1
Average Age (Female)	44.1	44.0	44.8

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	14,892	28,868	94,424
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$157,437	\$168,245	\$142,410
Average House Value	\$421,225	\$450,985	\$371,696

2023 American Community Survey (ACS)

Jacob Machel

724.288.6588

jmachel@naiburnsscalo.com

Andreas Kamouyerou

724.825.0888

akamouyerou@naiburnsscalo.com

Michael Kamouyerou

724.986.8112

mkamouyerou@naiburnsscalo.com

NAIBurns Scalo

Brokerage Services