

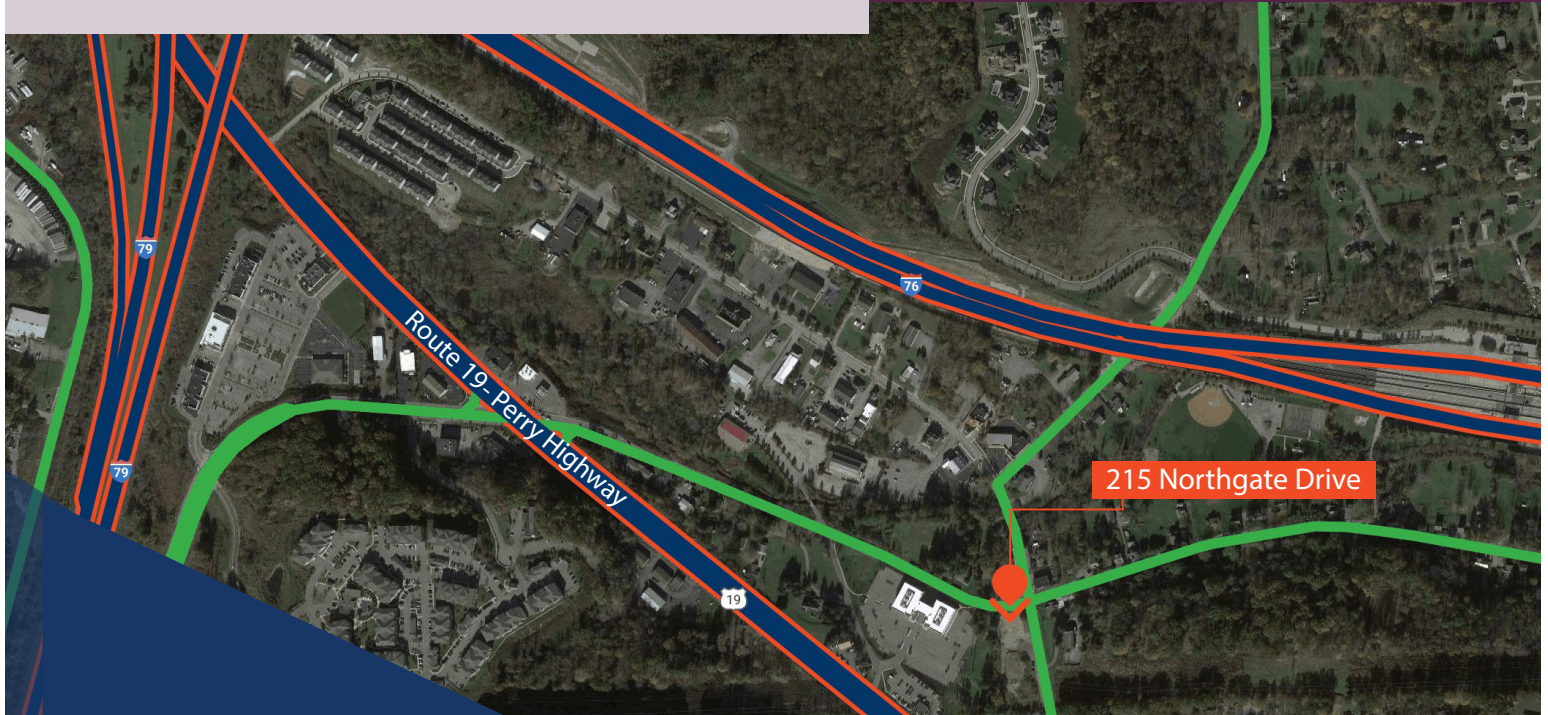
215 NORTHGATE DR.

Warrendale, PA 15086



**BERKSHIRE
HATHAWAY**
HomeServices
The Preferred Realty

For Sale | 1.43 Acres | Land



Marketing Description

- Prime lighted corner location
- 1.43 acres
- Approved for 6,000 SF restaurant with 83 parking spaces
- Town Center zoning in Marhsall Township adjacent to Pinewood Place - Class A office bulding, located just off Route 19 at Northgate and the Red Belt. Strategic
- Asking price: \$1,295,000
- Other potential uses include certain retail uses and professional office space. Wide variety of permitted and conditional uses under the TC zoning
- Located between the Wexford Flats and the center of Cranberry
- Possible parking space for additional capacity on adjacent property
- Abundant retail, office and industrial activity within just a few miles of this location

For more information or to Schedule a Tour:
Sharon Scheidemantle | SharonScheidemantle@TPRSold.com
Commercial Office: 9840 Old Perry Highway Wexford, PA 15090

Demographics 20 Minute Drive Time



Population:
213,914



Household Income:
\$139,959

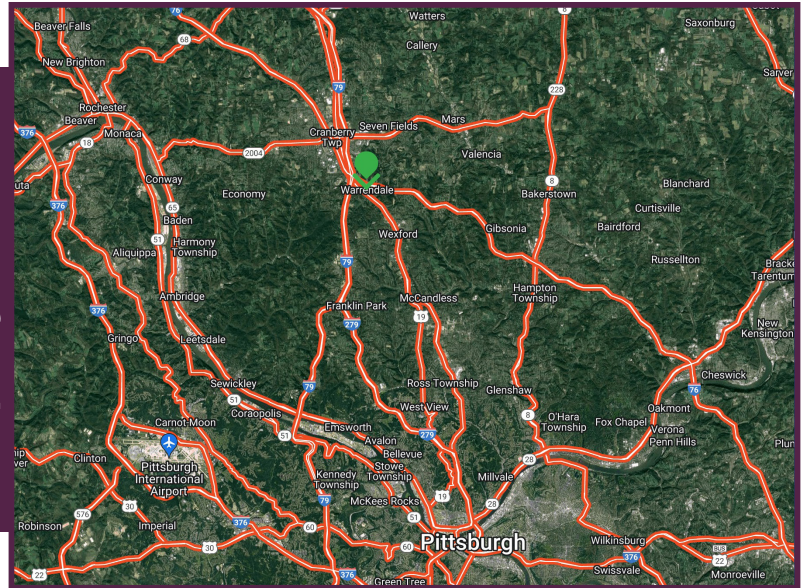


Number of Employees:
103,606



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Property Location



- Minutes to RIDC Thorn Hill Industrial and business park, Copperleaf Corporate Center, Brooktree Office Park, Cranberry Mall, Cranberry Springs and more
- Northgate drive is envisioned by Marshall Township to become “downtown Warrendale” with new sidewalks and business synergies

Site Plan

