



# 4732 Lebanon Church Road

Dravosburg, PA 15034

Former Gas Station for  
Reuse or Redevelopment

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For Sale

**AVISON  
YOUNG**





## Retail Development Opportunity in Dravosburg, Pennsylvania

Located in Dravosburg just outside Pittsburgh, 4732 Lebanon Church Road offers a prime opportunity for a gas station operator or freestanding retail user. The former gas station sits on a half-acre lot and is strategically positioned near major employment and transportation hubs. This includes the Bettis Atomic power Laboratory, which employs hundreds, and the Allegheny County Airport, just minutes away.

Surrounded by retail activity and accessible from key routes, this site is ideal for businesses seeking visibility and steady traffic flow.



Site size:  
Half-acre



Asking price:  
\$550,000



Average daily traffic of  
13,591 cars on Lebanon Rd



1.5-mile drive (4 min) to  
Allegheny County Airport



Surrounded by major  
employers, retailers, and  
residential communities

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information**

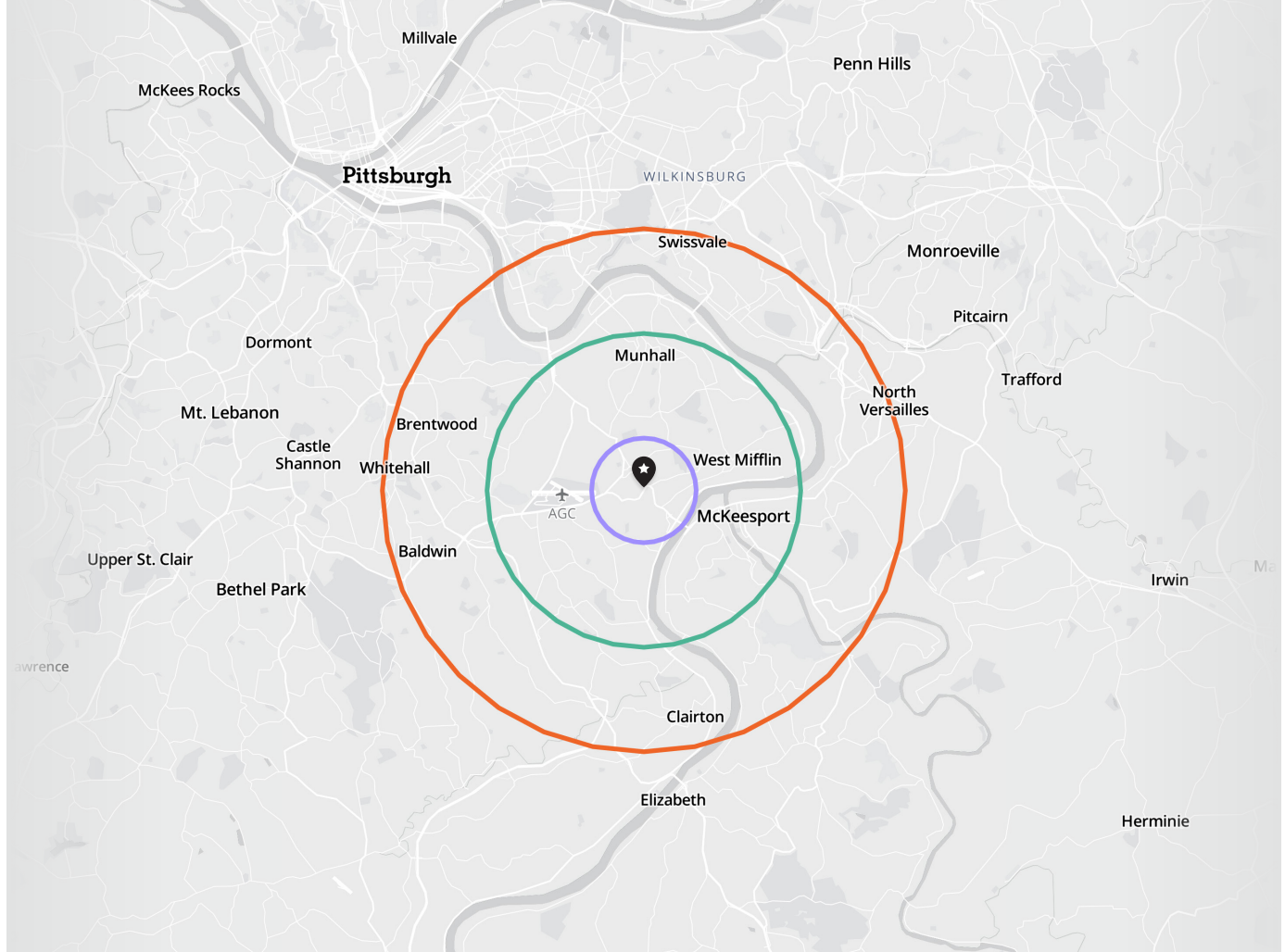
**Tucker Dunn**

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[avisonyoung.com](https://avisonyoung.com)





Demographics	1 mile	3 miles	5 miles
Total businesses	106	1,493	5,526
Total employees	1,170	19,051	59,050
Employed population	1,563	24,583	89,115
Daytime population	2,368	41,573	141,981
Total current population	3,058	49,389	179,144
Median age	44	44	42
Households	1,547	22,454	81,456
Average household size	2	2	2
Median rent	\$562	\$671	\$743
Average household income	\$78,594	\$78,117	\$87,300
Total consumer spending	\$90,528,684	\$1,304,178,717	\$5,120,910,281

Sources: Avison Young Technologies

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# For more information, get in touch.

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