

DEVELOPMENT OPPORTUNITY OR BUILD TO SUIT



Shovel Ready Land



17.2 AC and **11.4 AC** sites to develop separately
or combine for a **28.6 AC** assemblage.

PROPERTY HIGHLIGHTS



NAI Burns Scalo
Brokerage Services



Hilltop location with commanding views

Close to abundant shops, restaurants, housing, offices, and airport

Situated in Mixed-use Marketplace Boulevard TND Zoning District.

Allowable Uses Include:

Business or professional office

Business services*

Conference and training center

Day-care center*

Flex space

Financial institution*

Fitness center*

Grocery store*

Hotel

Indoor entertainment center*

Life care facility*

Medical office

Neighborhood convenience store*

Parking structure/garage

Personal services*

Multifamily dwellings, only permitted as part of a mixed-use building*

Pharmacy*

Restaurant, high-turnover, without drive-through*

Restaurant, low-turnover*

Retail store*

Shopping center*

**Allowable uses within the commercial land use area, which cannot exceed 50% of the entire Diamond Ridge development, These uses are permitted in a mixed-use building.*

MIXED USE



CONCEPTUAL PLANS



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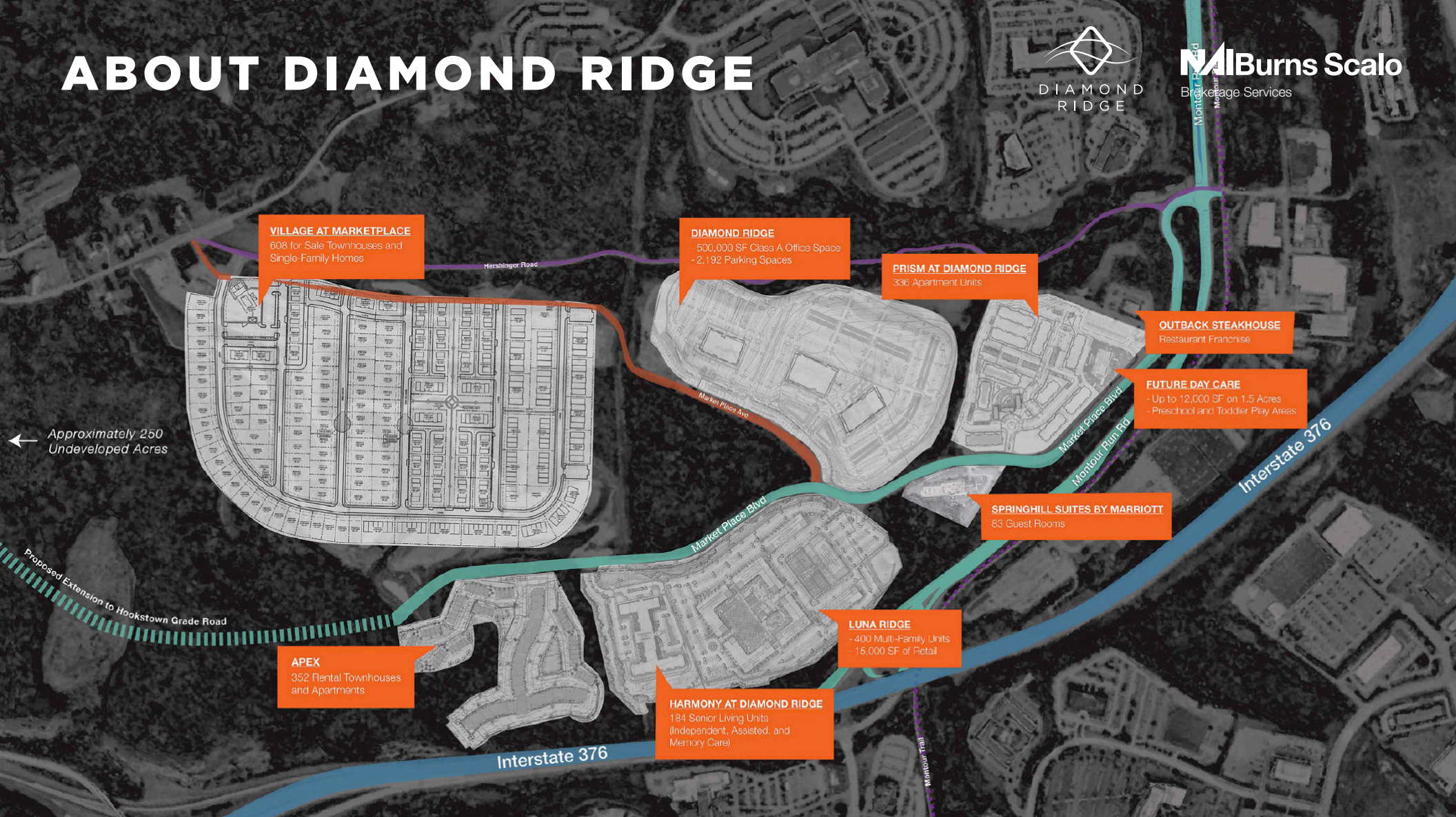
OFFICE PARK



ABOUT DIAMOND RIDGE



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Brokerage Services



Diamond Ridge is a ~780-acre specially planned district in Moon Township. Moon Transit Authority is investing nearly \$20M in local transportation network improvements to fully unlock the potential of this area. This master-planned development provides all basic needs within close proximity: townhouses for sale, rental townhouses and apartments, a hotel, senior living, shopping, dining, and day care.

AREA HIGHLIGHTS



THE PARKWAY WEST

The Parkway West submarket, located along I-376, is the corridor connecting the Pittsburgh International Airport and the Pittsburgh CBD. The corridor was the fastest-growing suburban market in the 1980's and 90's and is once again growing due to changes in migration patterns during the pandemic and as new investments are being made in the Airport and its surroundings. This submarket is the largest outside of the Pittsburgh CBD and contains 8.95M SF.

AREA EMPLOYERS

The Parkway West is currently the third largest submarket within Pittsburgh and is home to several corporate and regional headquarters, including a deep and diverse labor market with industry focuses in public service, education, healthcare, energy, transportation, and retail.

NOTABLE NEIGHBORS



NEARBY RETAIL



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**PITTSBURGH
INTERNATIONAL
AIRPORT**

MOON TOWNSHIP

79



DIAMOND RIDGE

NORTH FAYETTE

376

THE POINTE



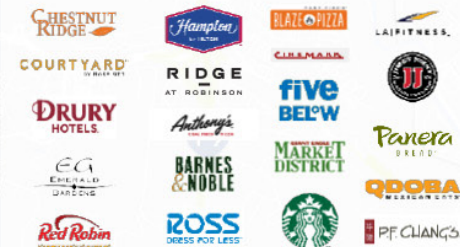
STEUBENVILLE PIKE/ CAMBELLS RUN ROAD



THE MALL AT ROBINSON & ROBINSON TOWN CENTER



SETTLER'S RIDGE



**DOWNTOWN
PITTSBURGH** →



PITTSBURGH INTERNATIONAL AIRPORT

\$1.39 Billion has been invested to boldly modernize the Pittsburgh International Airport to serve travelers better, meet changing industry needs, reduce costs, and advance the region. The airport is an important demand driver for the region, enabling more logistics-reliant companies to co-locate, increasing job growth, and creating revenue for Allegheny County.





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