

# FOR SALE OR LEASE

## LINCOLN HIGHWAY DEVELOPMENT SITE

North Versailles, PA 15137



### PROPERTY DETAILS

- 0.68 acres development site along Lincoln Highway
- Available for sale, lease, or BTS
- Located next to the very successful Raising Cane's (currently the #3 visited Raising Cane's in the state according to Placer.ai)
- 171' frontage along Lincoln Highway
- Indirect access to signalized intersection
- 16,855 ADT along Route 30

#### Neighborhood Retailers...



**HERKY POLLOCK**

herky@legacyrealtypgh.com

412.866.LGCY (5429)

**LEGACY**  
REALTY PARTNERS

# MARKET MAP



Newly completed 141,000 sq. ft. Amazon Warehouse Facility



## POPULATION

1 mile	6,623
3 miles	60,830
5 miles	175,723



## HOUSEHOLDS

1 mile	3,040
3 miles	28,625
5 miles	82,777



## AVERAGE HOUSEHOLD INCOME

1 mile	\$68,392
3 miles	\$67,702
5 miles	\$78,947



## DAYTIME POPULATION

1 mile	5,114
3 miles	52,505
5 miles	152,475