



## INDUSTRIAL OUTDOOR STORAGE SITE (IOS)

173 OLD BEAVER GRADE RD  
CORAOPOLIS, PA 15108



**Presented By:**

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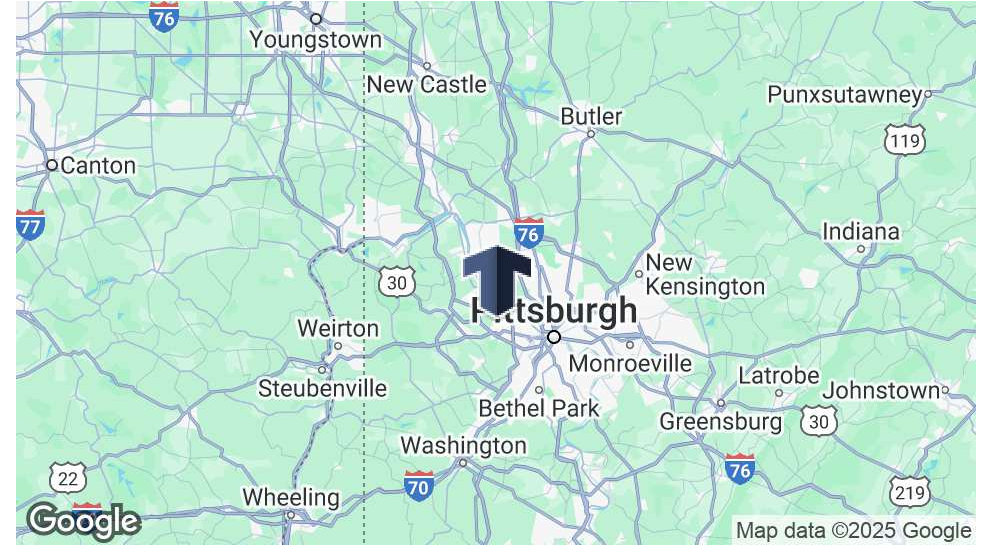
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# 173 OLD BEAVER GRADE RD

CORAOPOLIS, PA 15108



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Ground Lease Rate:	\$50,000.00 Acre/Year
Lot Size:	7 Acres
Zoning:	I-1 Limited Industrial District

## PROPERTY OVERVIEW

Introducing an exceptional opportunity: a 7 acre parcel available for ground lease in Robinson Township, idea for businesses seeking a strategic location with flexibility to suit their specific needs. The owners are open to considering a build-to-suit options based on the construction costs of improvements, making this an attractive proposition for businesses looking to customize their space. Situated in a thriving area with strong visibility and accessibility, this land offers a blank canvas for your vision. Neighboring successful business further enhance the appeal of this location!

## PROPERTY HIGHLIGHTS

- Strong Neighboring Businesses
- Easy access to Parkway West (Interstate 376)
- Curb/Gutter, Streets, Electricity, Gas, Water, Sewer Existing

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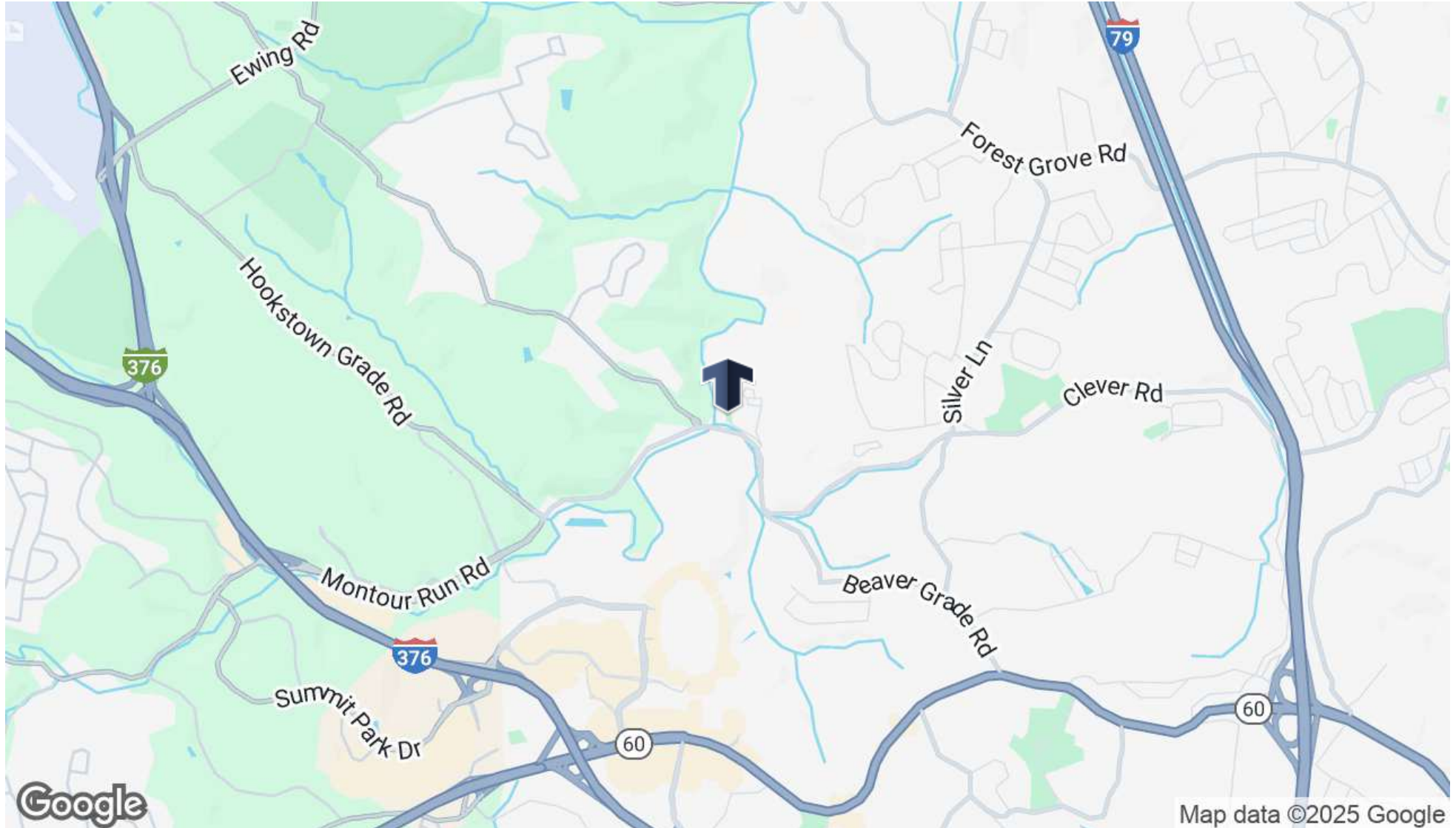
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## LOCATION MAP



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Map data ©2025 Google

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## LOCATION DESCRIPTION & ZONING



### LOCATION DESCRIPTION

Situated in the thriving town of Coraopolis, this prime location offers unparalleled convenience and accessibility. Located just off the Parkway West (I-376), the property provides easy access to major highways. Additionally, the property is part of the bustling Robinson retail trade area, a vibrant commercial hub known for its diverse mix of shops, restaurants, and services. The property's proximity to the Diamond Ridge master plan community further enhances its appeal, as this growing residential area promises increased vehicle and foot traffic and a steady customer base.

### ZONING

Permitted Uses:

- Public and essential services
- Public or private parking garages
- Wholesale business/warehousing, nonhazardous substances
- Business or professional office
- Research and development facilities, nonhazardous substances
- Building materials sales
- Contractor's yard
- Dry-cleaning plant/commercial laundry
- Printing and publishing establishment
- Showroom

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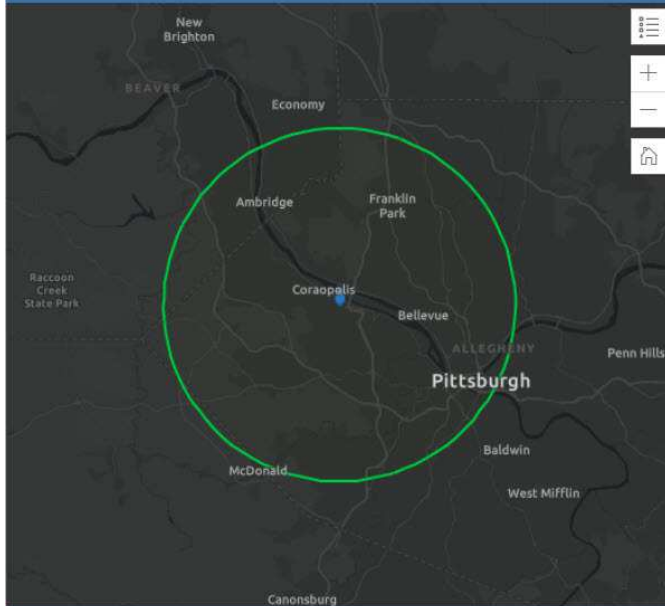


## DEMOGRAPHICS REPORT

### DEMOGRAPHIC PROFILE

195 Montour Rd, Coraopolis, Pennsylvania, 15108

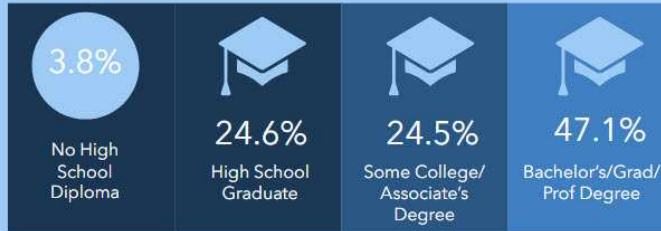
Ring of 10 miles



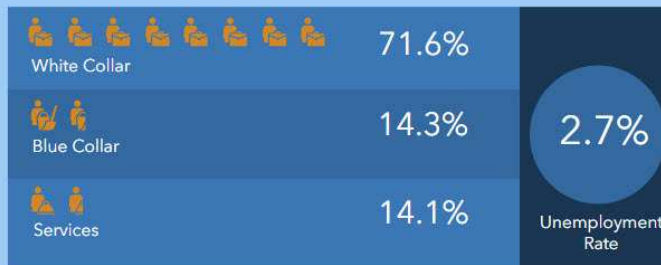
Source: This infographic contains data provided by Esri (2024, 2029).

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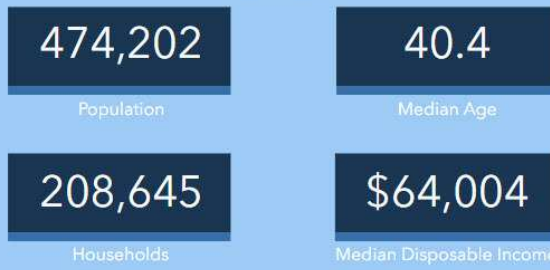
#### EDUCATION



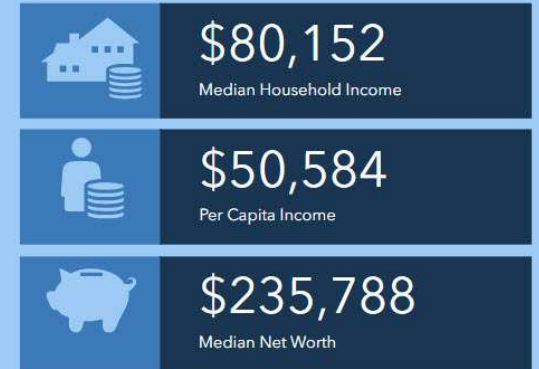
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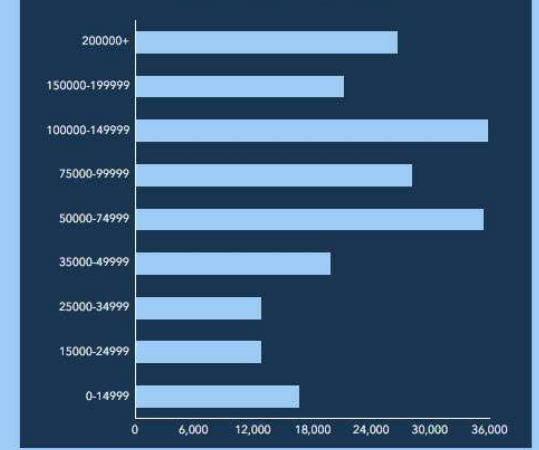
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)



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