

# Trilogy MOB

6998 Crider Road, Mars, PA 16046



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- Strategic location along Route 228 in Mars/Cranberry, PA
- Convenient access for patients and providers
- Adjacent to the Cranberry Retail Corridor
- Positioned within a strong and growing commercial corridor
- Excellent visibility in a high-traffic area
- Ideal setting for healthcare professionals seeking visibility and accessibility

# Strategically located medical office with strong visibility and access.

POPULATION  
**71,498**

MEDIAN HOUSEHOLD INCOME  
**\$134,439**

PERCENT OF POPULATION INSURED  
**99.3%**

SOURCE: ESRI, 2026 (5 MILE RADIUS)

**6998 CRIDER ROAD, MARS, PA 16046**

**VIEW MAP**

NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. UPMC Passavant - Craberry	3.9 mi	13 min
2. AHN Wexford Hospital	6.9 mi	17 min
3. UPMC Passavant - McCandless	11.8 mi	25 min



## SURROUNDING POINTS OF INTEREST

- Chatham Univeristy
- Pittsburgh International Airport
- Cranberry Corridor
- Saint Barnabas Retirement Village
- Mars Rail Road Caboose