

\$1,300,000

Near
Pad-Ready
Site
WITH ALL UTILITIES

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4270 Dutch Ridge Road

Brighton Township (Beaver County), PA 15009

+/- 18.5 acre industrial zoned development site to accommodate up to an 100,000 SF building.

PROPERTY FEATURES

- +/- 18.5 Acres / mixed-use zoning
- +/- 7 acre usable pad capability, minimal cut/fill required
- Zoned: C-2 mixed-use, industrial development permitted
- Frontage on Dutch Ridge Road

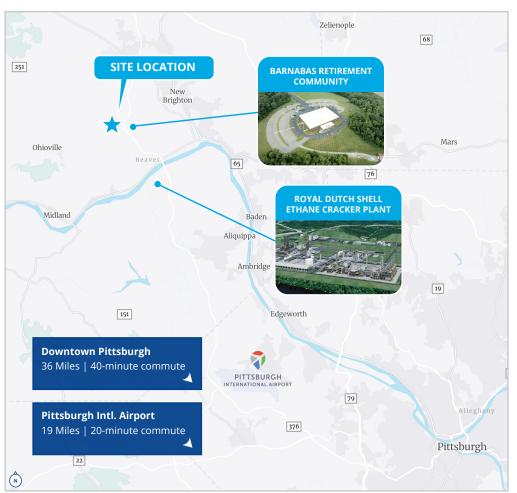
ACCESSIBILITY

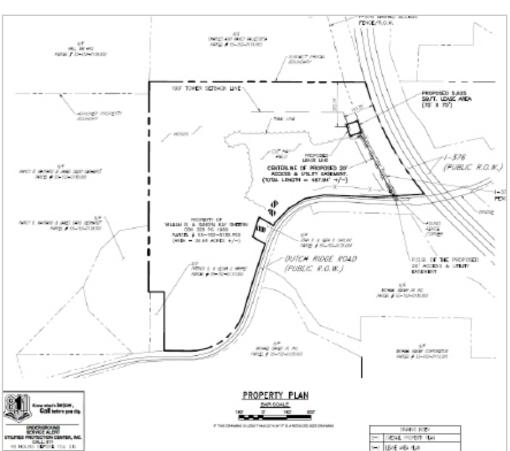
- · Located one exit from the Royal Dutch Shell Ethane Cracker Plant
- 35 miles west from Downtown Pittsburgh
- 19 miles from the Pittsburgh International Airport
- Highly visible and accessible from I-376

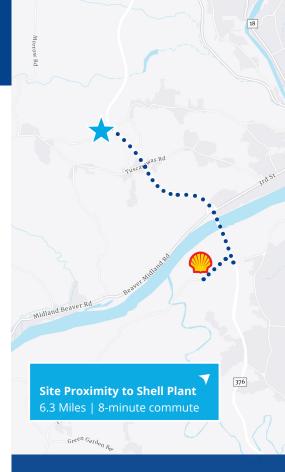
UTILITIES

- Sewage: Brighton Township Municipal Sewage Authority At property
- Electric: Duquesne Light At property
- Gas: Peoples Gas At property
- Water: Brighton Township Municpal Sewage Authority At property

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Demographics Report

POPULATION COUNT



10 Minutes: 15,062 **15 minutes:** 68,182 **20 minutes:** 112,506 **35 minutes:** 408,477

NUMBER OF HOUSEHOLDS



10 Minutes: 6,508 **15 minutes:** 29,056 **20 minutes:** 48,085 **35 minutes:** 170,606

AVERAGE HH INCOME



10 Minutes: \$82,005 15 minutes: \$71,799 20 minutes: \$68,690 35 minutes: \$78,205

OF EMPLOYEES



10 Minutes: 7,000 **15 minutes:** 26,834 **20 minutes:** 38,707 **35 minutes:** 181,238