

171 Finley Road

Belle Vernon (Rostraver Township), PA 15012



Property Overview

- + 0.6054 acre development site for lease
- + Adjacent 3.8 acres available for purchase from separate property owner
- + Zoned B-2 (Retail Business District)
- + Many permitted uses including auto sales, service and repair, banks and financial services, service stations, car wash, retail businesses, eating and drinking establishments
- + 100' of frontage on Finley Road
- + Directly across from Gabe's and Tractor Supply and in close proximity to Giant Eagle, Aldi, Walmart, Lowe's, Big Lots and many other retailers and restaurants
- + 7,197 average daily traffic count on Finley Road





2024 Demographics	One Mile	Three Miles	Five Miles
Total Population	1,792	20,697	43,358
Daytime Population	2,935	19,048	41,340
Average Household Income	\$73,002	\$78,077	\$81,759
Households	826	9,517	19,419

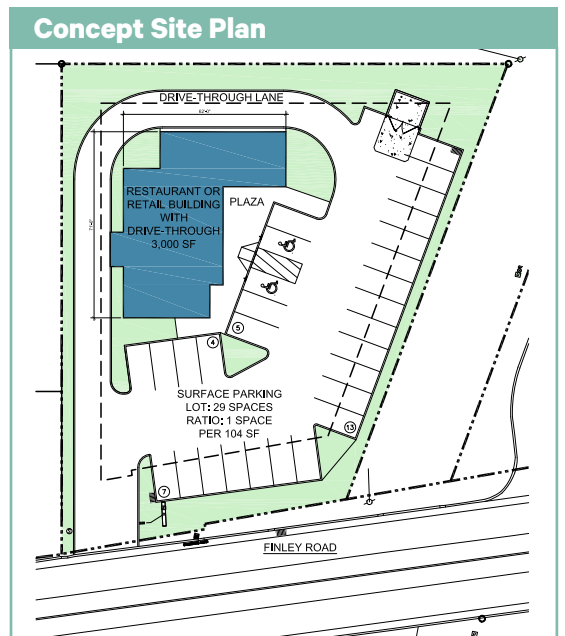
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