

230 NORTHGATE DR.

Warrendale, PA 15086

For Sale | 2.5 Acres | Land



Marketing Description

- Prime lighted corner location
- 2.5 acres
- Tremendous potential for a mixed use development with residential or office over top of retail
- Other potential uses include certain retail uses and professional office space
- Wide variety of permitted and conditional uses under the TC zoning
- Abundant retail, office and industrial activity within just a few miles of this location
- Asking Price: \$1,795,000
- Town Center zoning in Marshall Township adjacent to Pinewood Place - Class A office building, located just off Route 19 at Northgate and the Red Belt. Strategic

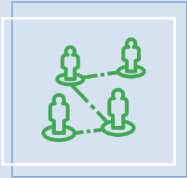
For more information or to Schedule a Tour:

[Gregg Broujos | gbroujos@buncherrealty.com](mailto:gbroujos@buncherrealty.com)

One Waterfront Place, 1251 Waterfront Place, Suite 201, Pittsburgh, PA
15222 | 412.422.9900

Demographics

20 Minute Drive Time



Population:
213,914



Household Income:
\$139,959



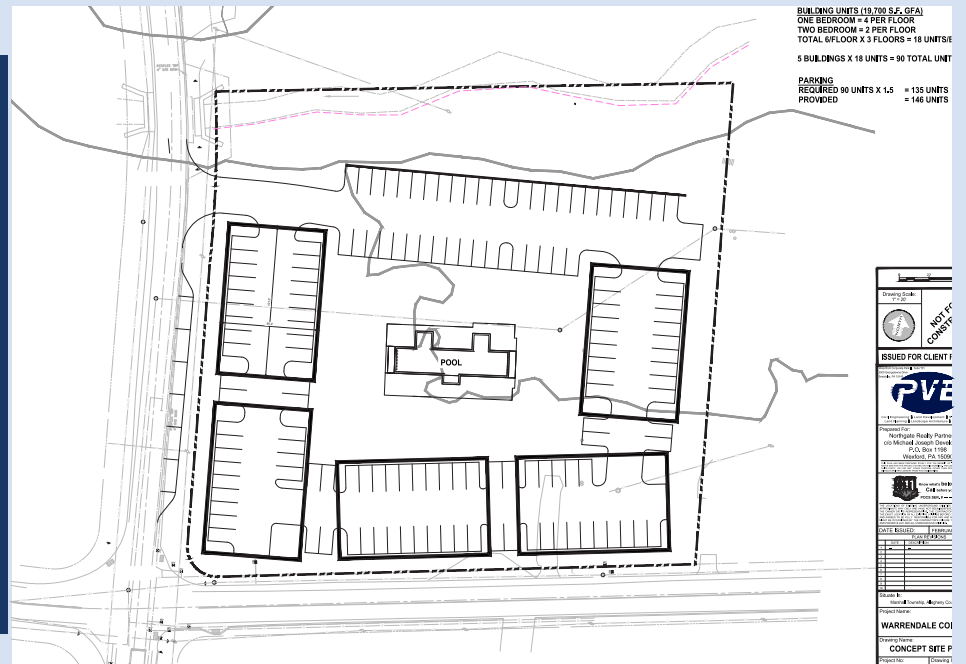
Total Businesses
3,316

Property Location



- Minutes to RIDC Thorn Hill industrial and business park, Copperleaf Corporate Center, Brooktree Office Park, Cranberry Mall, Cranberry Springs and more
- Northgate drive is envisioned by Marshall Township to become "downtown Warrendale" with new sidewalks and business synergies

Site Plan



Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice

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