

FOR LEASE

2585 MAPLE LANE

UPPER ST CLAIR PA 15241



BOYCE RD. BUILD-TO SUIT UP TO 5,000+ SQ.FT.

KW COMMERCIAL | PITTSBURGH SOUTH

1500 Oxford Dr. Suite 110
Bethel Park, PA 15102

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2585 MAPLE LANE



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LOCATION & HIGHLIGHTS

2585 MAPLE LANE



LOCATION INFORMATION

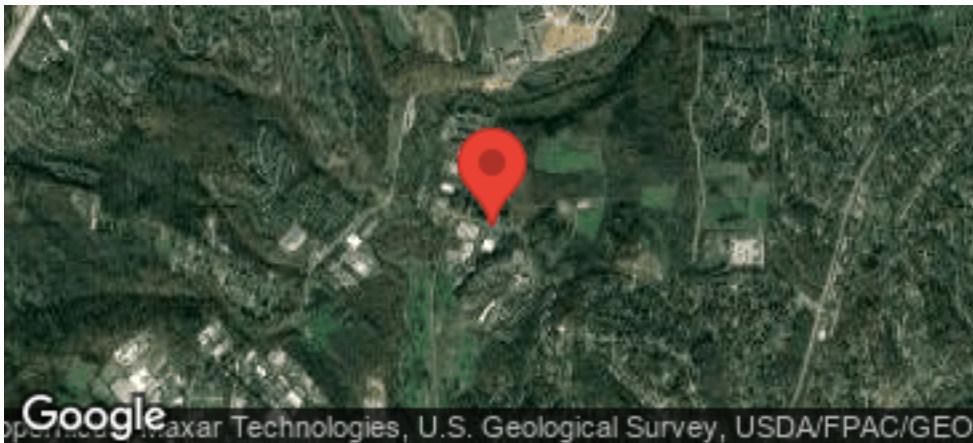
Building Name: TBD BY TENANT
Street Address: 2585 MAPLE LANE

PROPERTY SUMMARY

VERY DESIRABLE UPPER ST CLAIR BUILD-TO-SUIT DEVELOPMENT PARCEL IS CENTRALLY LOCATED OFF RT. 19 AND ONLY MINUTES TO I-79. EASY ACCESS FOR TRAVEL THROUGHOUT THE SOUTH HILLS. STRONG DEMOGRAPHICS FOR ALL TYPES OF BUSINESSES. LANDLORD TO PROVIDE FLEXIBLE TERMS AND FULL CUSTOMIZATION. CONSIDERING A NEW ADDRESS? CALL US TODAY TO LEARN MORE ABOUT THIS EXCITING OPPORTUNITY!

PARTIAL LIST OF APPROVED USES:

PHYSICIAN/MEDICAL OFFICE
DAY CARE CENTER
OFFICE CONDOS POTENTIAL
RESTAURANT/WINE BAR (with available liquor license use or transfer)

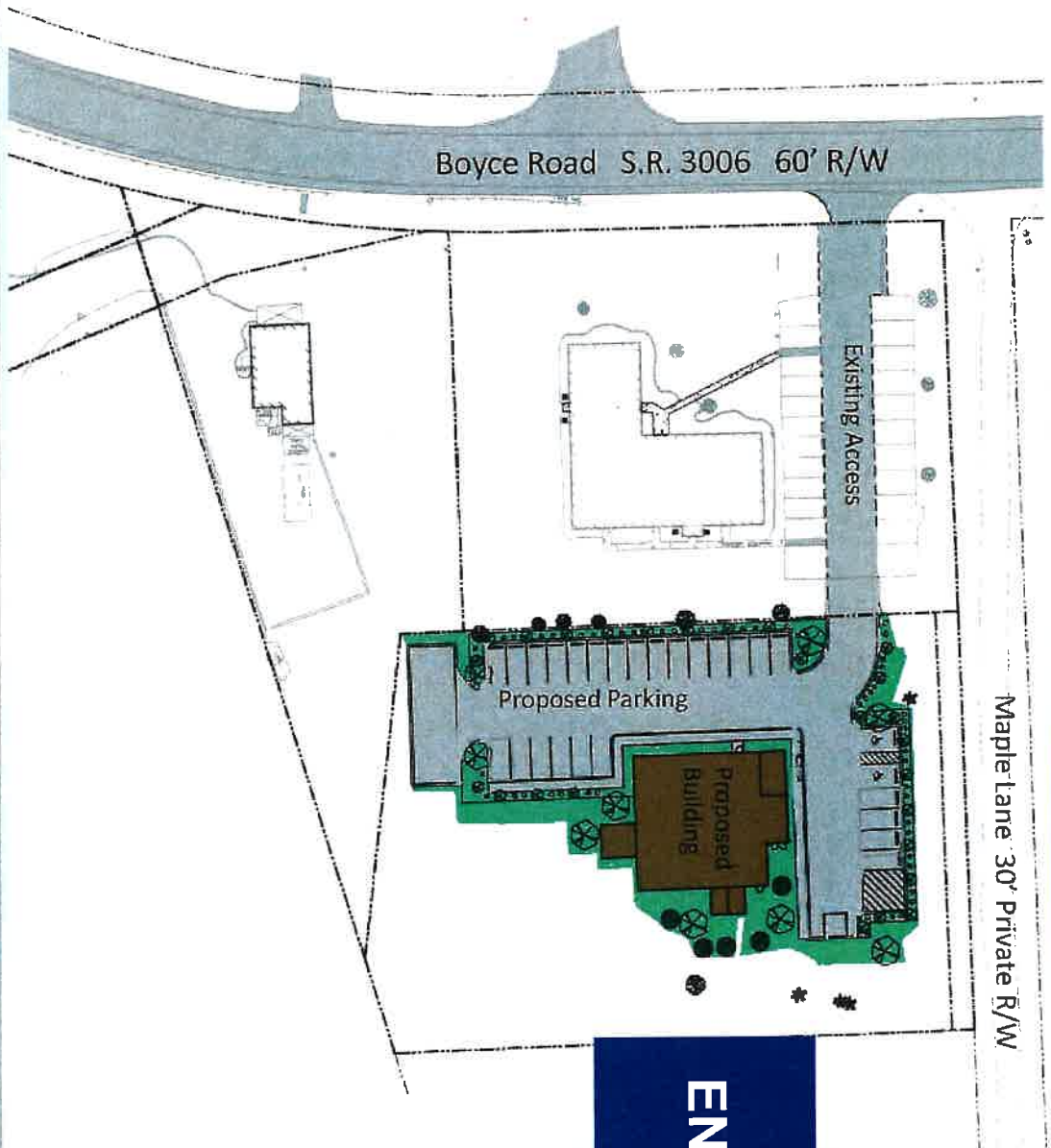


PROPERTY HIGHLIGHTS

- UPPER ST CLAIR ADDRESS
- LEASE RATE NEGOTIABLE
- 5000+ SQ FT APPROVED BUILDING
- RM-P ZONING OFFERS MANY USES
- BUILD-TO-SUIT WITH FLEXIBLE TERMS
- FULLY ENGINEERED AND APPROVED SITE
- EASILY ACCESSIBLE LOCATION FOR CUSTOMERS, CLIENTS AND EMPLOYEES (CLOSE TO I-79 AND Rt 19.)

PROPOSED BUILDING

2585 MAPLE LANE



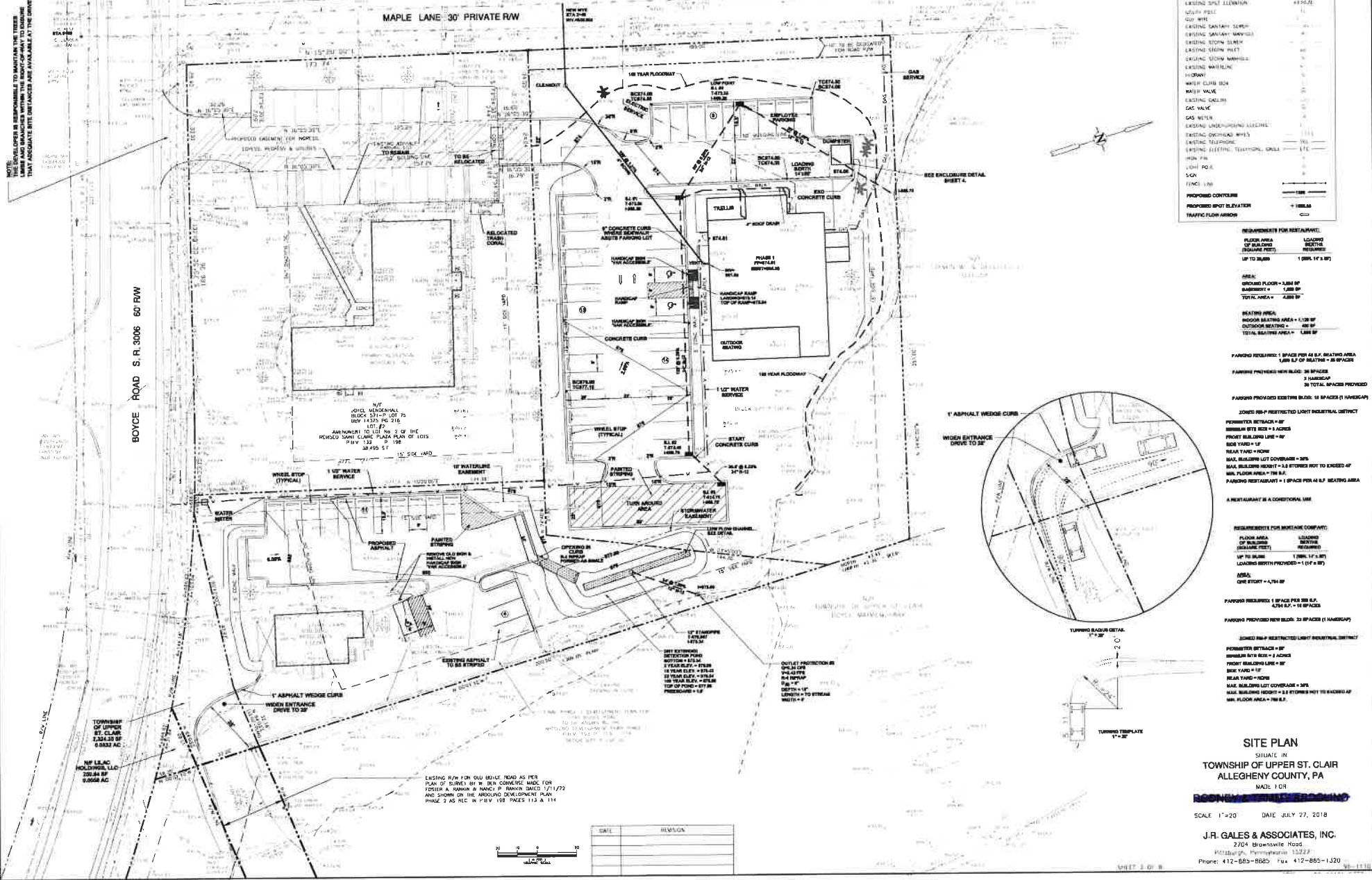
**FULLY
ENGINEERED
SITE**

SITEPLAN

2585 MAPLE LANE



NOTE: THE OWNER IS RESPONSIBLE TO MAINTAIN THE TREE LINES AND BRANCHES WITHIN THE RIGHT-OF-WAY TO MAINTAIN THAT APPROPRIATE SETBACKS ARE AVAILABLE AT THE DRIVEWAYS



EXISTING SPOT ELEVATION

EXISTING SPOT ELEVATION	+854.2
UTILITY PIPE	11
ODU PIPE	11
EXISTING SANITARY DRAIN	11
EXISTING SANITARY MANHOLE	11
EXISTING STORM DRAIN	11
EXISTING STORM INLET	11
EXISTING STORM MANHOLE	11
EXISTING WASTEWATER	11
H-DRAIN	11
WATER SERVICE BOX	11
WATER VALVE	11
EXISTING GASLINE	11
GAS VALVE	11
GAS METER	11
EXISTING UNDEVELOPED LEASELINE	11
EXISTING OVERHEAD WPI'S	11
EXISTING TELEPHONE	11
EXISTING TELEPHONE TELEPHONE GRILL	11
ROAD PAV	11
UTILITY POLE	11
5 GN	11
1" FENCE (H)	11

PROPOSED SPOT ELEVATION +108.8

TRAFFIC FLOW ARROW CW

REQUIREMENTS FOR RESTAURANT:

FLOOR AREA OF BUILDING	LOADING BERTH REQUIRED
UP TO 5000	1 (SEE 11 & 12)

AREA:

GROUND FLOOR = 4,856 SF
BASEMENT = 4,856 SF
TOTAL AREA = 9,712 SF

SEATING AREA:

INDOOR SEATING AREA = 1,128 SF
OUTDOOR SEATING = 85 SF
TOTAL SEATING AREA = 1,213 SF

PARKING REQUIRED: 1 SPACE PER 60 S.F. SEATING AREA
1,899 S.F. OF SEATING = 31 SPACES

PARKING PROVIDED NEW BUILD: 32 SPACES
32 TOTAL SPACES PROVIDED

PARKING PROVIDED EXISTING BUILD: 18 SPACES (1 HANGAR)

JOINED RAMP RESTRICTED LIGHT INDUSTRIAL DISTRICT

PERMITTED SETBACK = 8'
REGULAR SITE SIZE = 8 ACRES
FRONT BUILDING LINE = 80'
SIDE YARD = 10'
REAR YARD = NONE
MAX. BUILDING LOT COVERAGE = 30%
MAX. BUILDING HEIGHT = 35 FEET (NOT TO EXCEED 40')
MAX. FLOOR AREA = 178,814 S.F.
PARKING RESTAURANT = 1 SPACE PER 60 S.F. SEATING AREA

A RESTAURANT IS A CONDITIONAL USE

REQUIREMENTS FOR MERCHANDISE COMPANY:

FLOOR AREA OF BUILDING	LOADING BERTH REQUIRED
UP TO 5000	1 (SEE 11 & 12)

AREA:

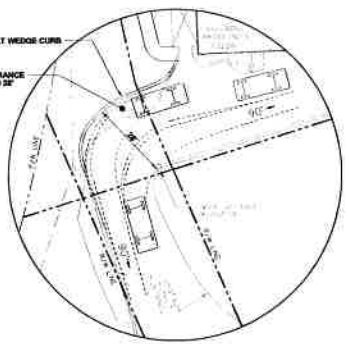
ONE STORY = 4,774 SF

PARKING REQUIRED: 1 SPACE PER 300 S.F.
4,774 S.F. = 16 SPACES

PARKING PROVIDED NEW BUILD: 32 SPACES (1 HANGAR)

JOINED RAMP RESTRICTED LIGHT INDUSTRIAL DISTRICT

PERMITTED SETBACK = 8'
REGULAR SITE SIZE = 8 ACRES
FRONT BUILDING LINE = 80'
SIDE YARD = 10'
REAR YARD = NONE
MAX. BUILDING LOT COVERAGE = 30%
MAX. BUILDING HEIGHT = 35 FEET (NOT TO EXCEED 40')
MAX. FLOOR AREA = 178,814 S.F.



SITE PLAN
SITUATE IN
TOWNSHIP OF UPPER ST. CLAIR
ALLEGHENY COUNTY, PA
MADE FOR
RODNEY BROWN HOLDINGS

SCALE: 1"=20' DATE: JULY 27, 2018

J.R. GALES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
Phone: 412-883-8880 Fax: 412-883-1320

DATE	REVISION



EXISTING R/W FOR OLD US 22 ROAD AS PER PLAN OF SURVEY BY W. BEN CONVERSE MADE FOR FOSTER A. HANCOCK & RANNEY SMITH 7/11/77 AND SHOWN ON THE AROUND DEVELOPMENT PLAN

TOWNSHIP OF UPPER ST. CLAIR
2,823.18 AC
117 L&LAC HOLDINGS, LLC
200.00 AC
8,823.18 AC

PROPERTY PHOTOS

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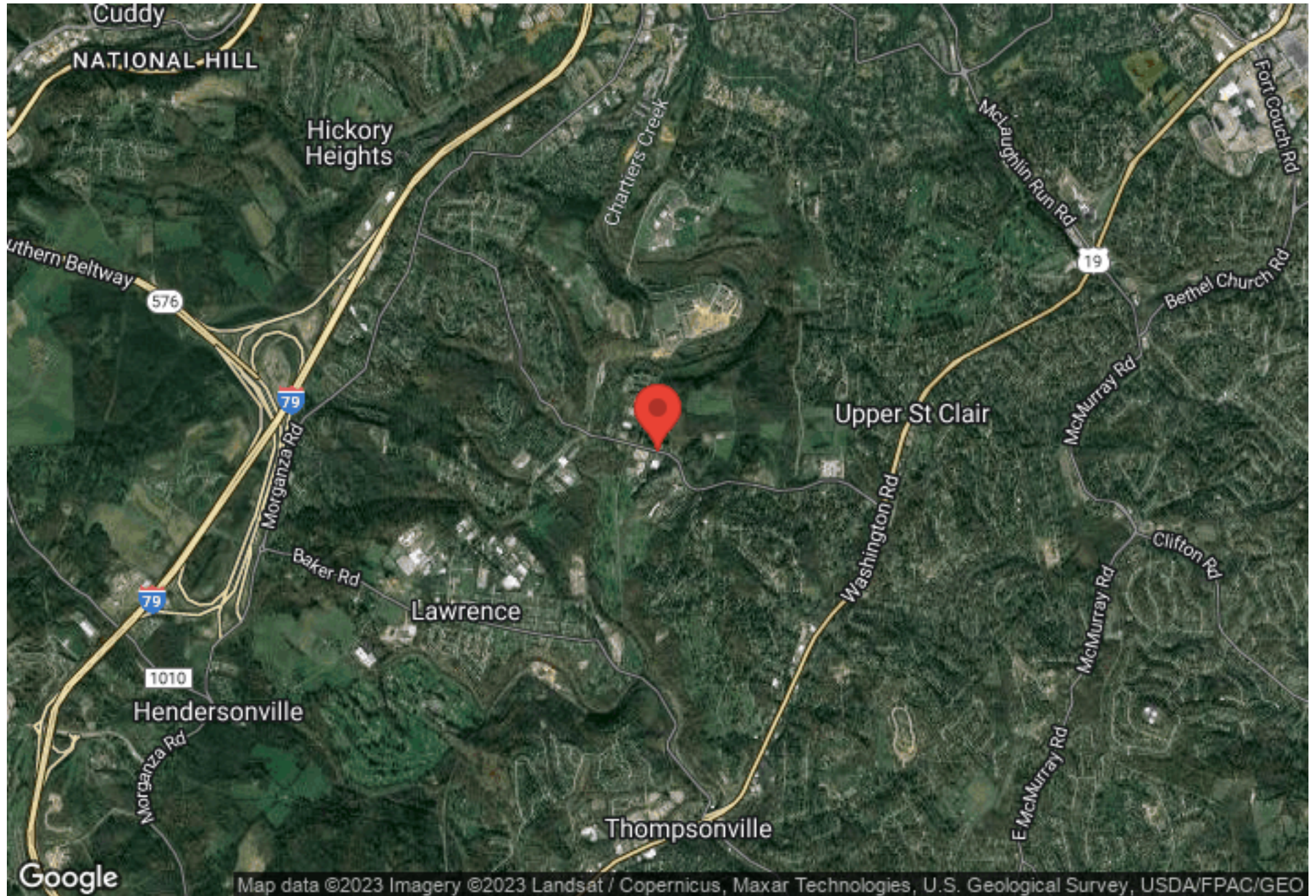
PROPERTY PHOTOS

2585 MAPLE LANE



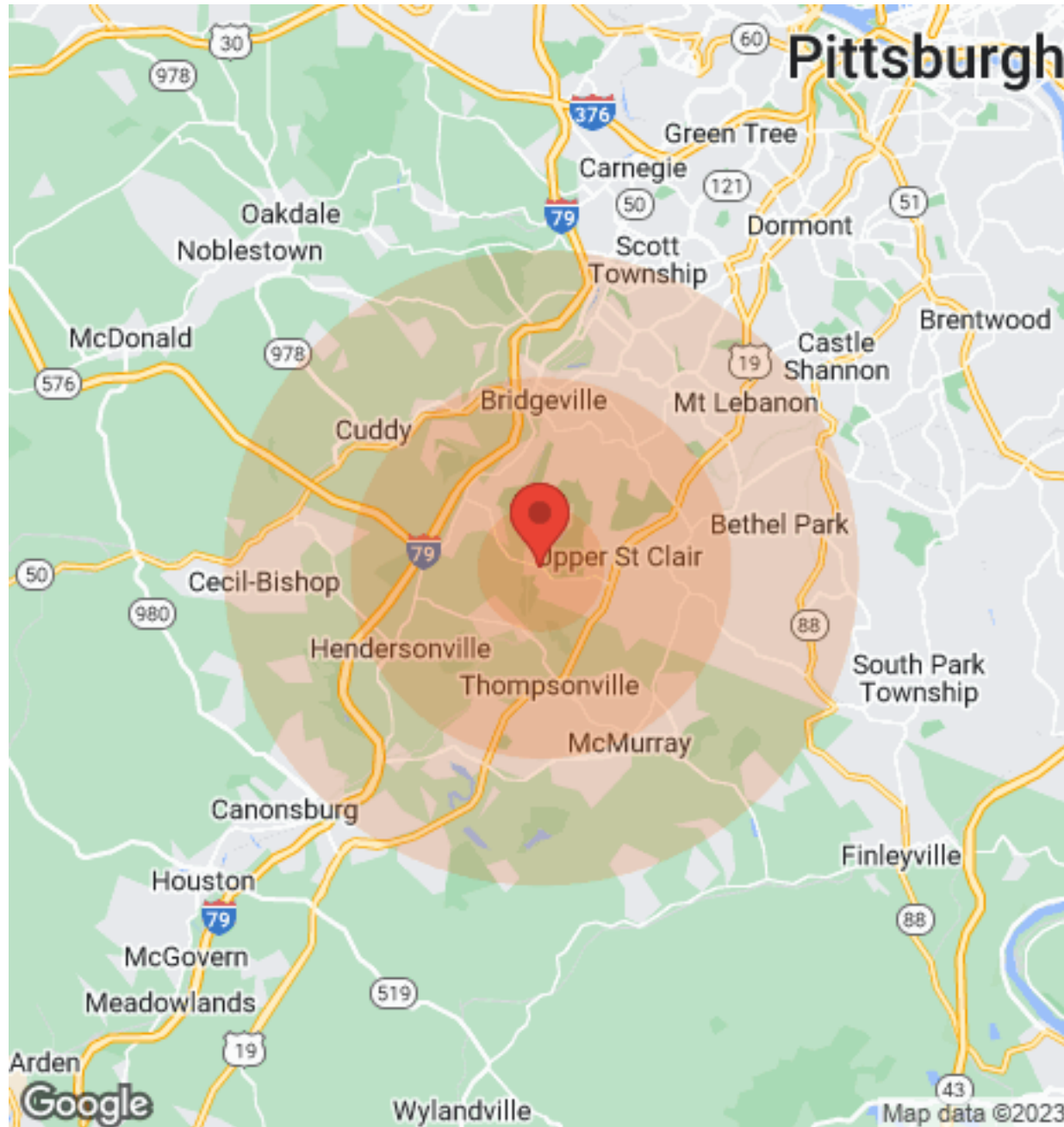
REGIONAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	977	21,874	59,914
Female	1,091	23,619	64,740
Total Population	2,068	45,493	124,654

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	329	7,578	20,105
Ages 15-24	358	6,618	17,378
Ages 55-64	253	6,515	18,014
Ages 65+	592	9,347	26,624

Race	1 Mile	3 Miles	5 Miles
White	1,984	43,594	120,214
Black	2	297	844
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	2
Hispanic	11	241	844
Multi-Racial	30	622	1,916

Income	1 Mile	3 Miles	5 Miles
Median	\$95,556	\$84,210	\$71,424
< \$15,000	21	935	3,121
\$15,000-\$24,999	77	1,232	3,530
\$25,000-\$34,999	97	1,147	4,121
\$35,000-\$49,999	120	1,957	6,245
\$50,000-\$74,999	68	3,340	9,263
\$75,000-\$99,999	100	2,357	6,660
\$10,000-\$149,999	98	3,516	9,150
\$150,000-\$199,999	121	1,798	4,113
> \$200,000	141	1,840	4,147

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,066	19,321	53,473
Occupied	970	18,416	50,875
Owner Occupied	764	15,396	41,597
Renter Occupied	206	3,020	9,278
Vacant	96	905	2,598