

# 1.16 AC Land Opportunity

Colliers

**124-130 Brown Road,  
WEXFORD, PA 15090**

## PROPERTY FEATURES:

- 1.16 AC of land primed for redevelopment
- Zoned C-1 with the following permitted uses
  - Daycare Center
  - Medical Office
  - Animal Daycare
  - Office
  - Mixed-use
  - Restaurant
- Frontage on Brown Road, steps away from Perry Hwy (U.S. Rt. 19) with an average daily traffic count of over 26,000
- 5-mile radius population: 81,960, with a median household income of \$130,597

## CONTACT OUR TEAM

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## Nearby Retailers



ACURA

NexTier  
WEALTH MANAGEMENT

CHIPOTLE

UPMC URGENT CARE

STARBUCKS

Benjamin Moore

CVS pharmacy

SMOOTHIE KING

DUNKIN' DONUTS

Wexford  
Elementary School

## Surrounding Retailers

Allegheny County Property Address	Parcel Number	Zoning Information	2024 County Assessed Value	Lot Size
124-130 Brown Rd. Wexford, PA 15090	1499-M-15	C-1 (Neighborhood Commercial)	\$240,000	1.16 AC

# CONTACT



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