

# For Sale

## 5 Acres

Land | Development/Investment Opportunity

## DEVELOPMENT OPPORTUNITY

On Property and Included:

- 2-Story Commercial Building (1st Floor Leased)
- 2800 RSF Warehouse Building
- 2 Leased Residential Homes

## 1151 & 1155 Pittsburgh Road

Valencia, PA 16059 - Butler County

### Property Highlights

- Ideal Development Opportunity
- \$2.5M Sale Price
- Located directly on Route 8/Pittsburgh Rd
- 1 Mile from Route 228 Intersection
- 1 Mile from Middlesex Crossings Residential & Retail (100 Single Family, 50 Townhouses)
- Located on busy Route (20,000+ ADT)
- Existing successful Pizzeria and Rustproofing business on site
- Commercially & Residentially zoned
- Mars School District
- Utilities to the Site



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**NAI Burns Scalco**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Property Summary

1151 & 1155 Pittsburgh Road Valencia, PA 16059



## Surrounding Successful Residential Developments within 10 Miles

### 1. Hawkins Crest Estates

Heartland Luxury Homes

### 2. Weatherborn Heights

Ryan Homes

### 3. Middlesex Crossing

Single Family + Townhomes + Retail

### 4. Amherst Village

Ryan/Moranda Homes

### 5. Meadow Point

Infinity Custom Homes

### 6. Hickory Glen

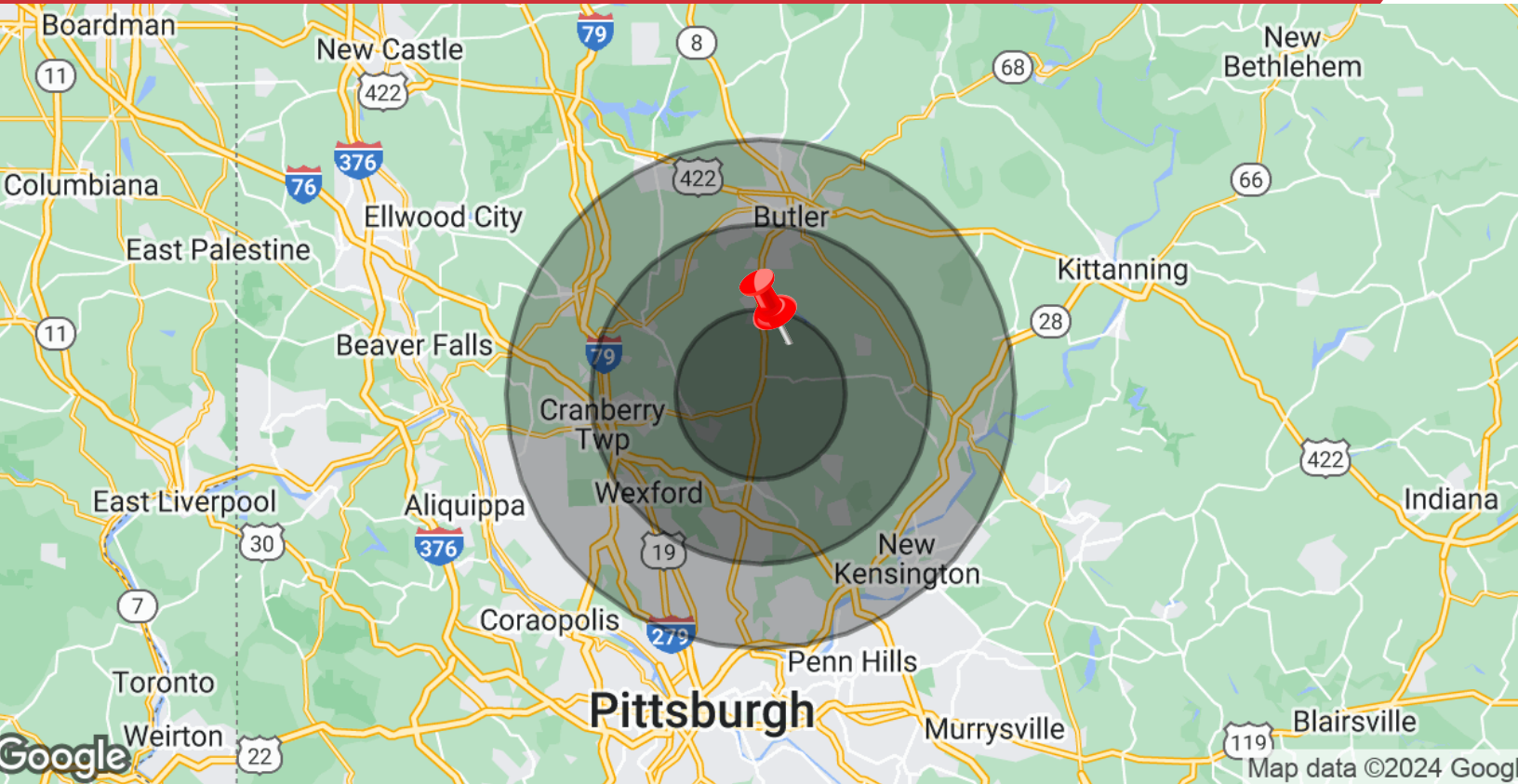
Weaver Homes

## Offering Summary

Sale Price:	\$2,500,000
Lot Size:	5 Acres

# Demographics Map & Report

1151 & 1155 Pittsburgh Road Valencia, PA 16059



Population	5 Miles	10 Miles	15 Miles
Total Population	26,648	119,291	465,873
Average Age	45	43	44
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	10,353	45,949	193,568
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$144,006	\$156,658	\$129,978
Average House Value	\$460,208	\$445,077	\$351,747