

17-ACRE SITE AVAILABLE FOR LEASE OR SALE Will SUBDIVIDE

1795 BRODHEAD ROAD, CORAOPOLIS, PA (MOON TOWNSHIP)

PRICE REDUCED!



PROPERTY INFORMATION

- ◆ 850' FRONTAGE
- ◆ ALL UTILITIES
- ◆ WILL SUBDIVIDE
- ◆ ZONED INDUSTRIAL
- ◆ PRICE REDUCED: **\$1,290,000.00**

ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,353	27,317	66,523
AVERAGE HOUSEHOLD INCOME	\$71,390	\$60,456	\$54,804
NUMBER OF BUSINESSES	40	997	3,544

LOCATION

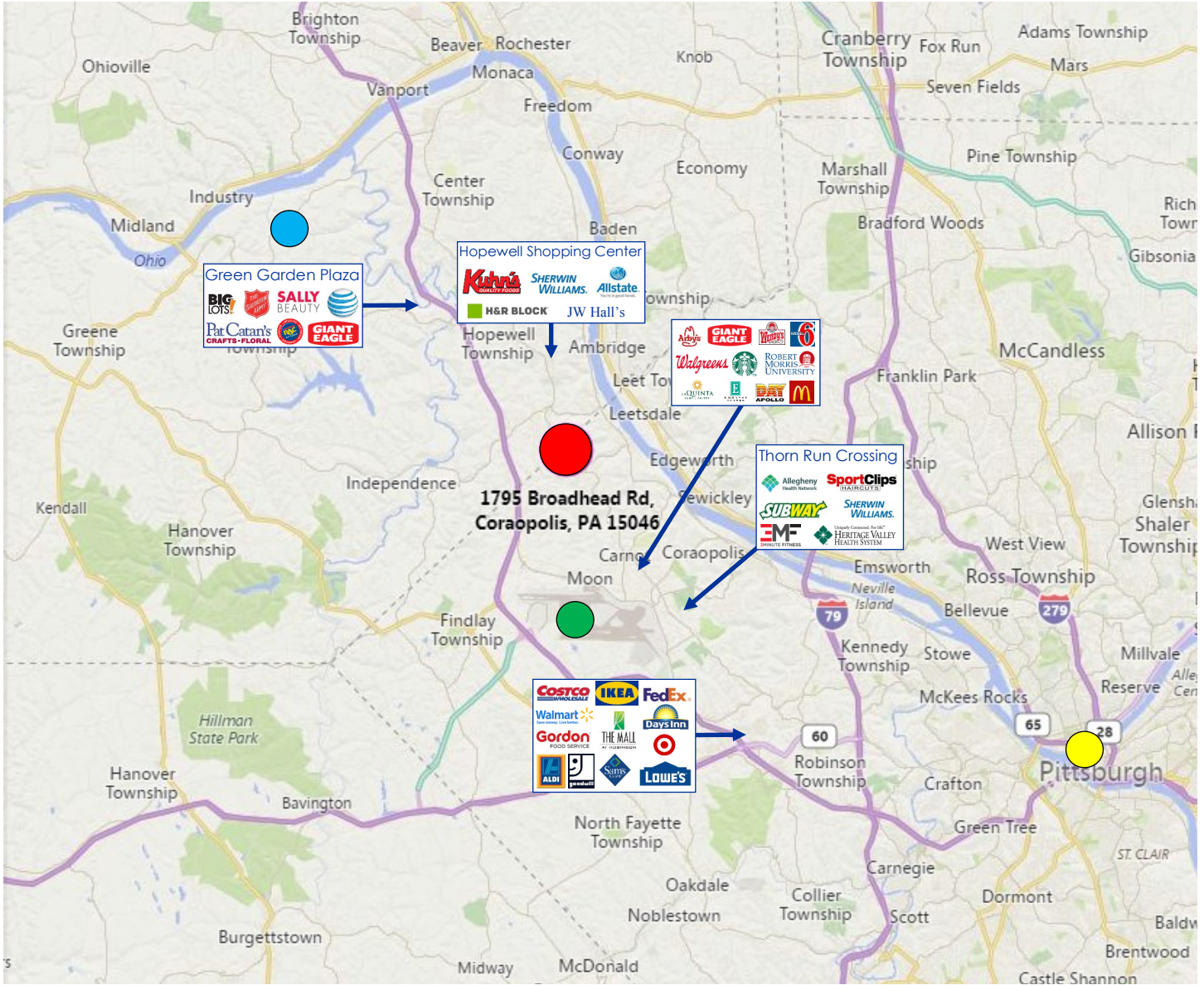
- ◆ TWO (2) MILES TO I-376
- ◆ EIGHT (8) MILES TO I-79
- ◆ SEVEN (7) MILES TO PITTSBURGH INTERNATIONAL AIRPORT
- ◆ 15 MINUTES TO THE NEW SHELL CRACKER PLANT IN BEAVER COUNTY!

NED SHEKELS
Phone : 412.995.2219
Email: nshekels@penncom.com




Pennsylvania Commercial Real Estate, Inc.
The Benedum Trees Building ♦ Suite 150
223 Fourth Avenue ♦ Pittsburgh, PA 15222
Phone: (412) 391-3500 ♦ Fax (412) 391-3511 ♦ www.penncom.com

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1795 BRODHEAD ROAD, CORAOPOLIS, PA (MOON TOWNSHIP)



 **17-Acre Site on Brodhead Road, Coraopolis, PA 15108**

-  New Shell Cracker Plant located in Beaver County
-  Minutes to Pittsburgh International Airport
-  Minutes to Downtown Pittsburgh

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