

FOR LEASE OR
GROUND LEASE

**13,813 SQ FT BUILDING
ON 2.08 ACRES**

100 Seven Fields Boulevard, Seven Fields, PA 16046



LEGACY
REALTY PARTNERS



POPULATION

1 mile 7,361

3 miles 31,647

5 miles 80,433



HOUSEHOLDS

1 mile 2,916

3 miles 11,733

5 miles 30,542



AVERAGE HOUSEHOLD INCOME

1 mile \$159,723

3 miles \$185,972

5 miles \$180,386



DAYTIME POPULATION

1 mile 5,622

3 miles 43,933

5 miles 106,142



- 13,813 sq. ft. of prime retail available for lease OR 2.08 acres for ground lease
- Located along highly trafficked Route 228 corridor with excellent visibility
- Surrounded by strong demographics and thriving national and regional retailers
- Situated in front of the #1 Giant Eagle locally and #3 nationally according to Placer.ai
- Signalized intersection allows for easy access
- Minutes from I-79, I-76, Cranberry Township, and key residential neighborhoods

giant eagle

getGo

Seven Fields Boulevard

PNC INVESTMENTS

PNC BANK



228

17,773 ADT

Speer's STEAKHOUSE

Wendy's

Citizens Bank



LOT 6 IN THE
SEVEN FIELDS TOWNE CENTER PLAN OF LOTS - PHASE II
PBY 234 PG 004
TAX PARCEL# 4785 - 10F

50' ACCESS RIGHT OF WAY

SEVEN FIELDS BLVD. (70' R/W)

EDGE OF PAVEMENT

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RAD 965.00'
ARC 92.70'
N 29°16'48"
CHORD 92.67'

RAD 98.00'
ARC 48.61'
N 77°13'28"
CHORD 48.61'

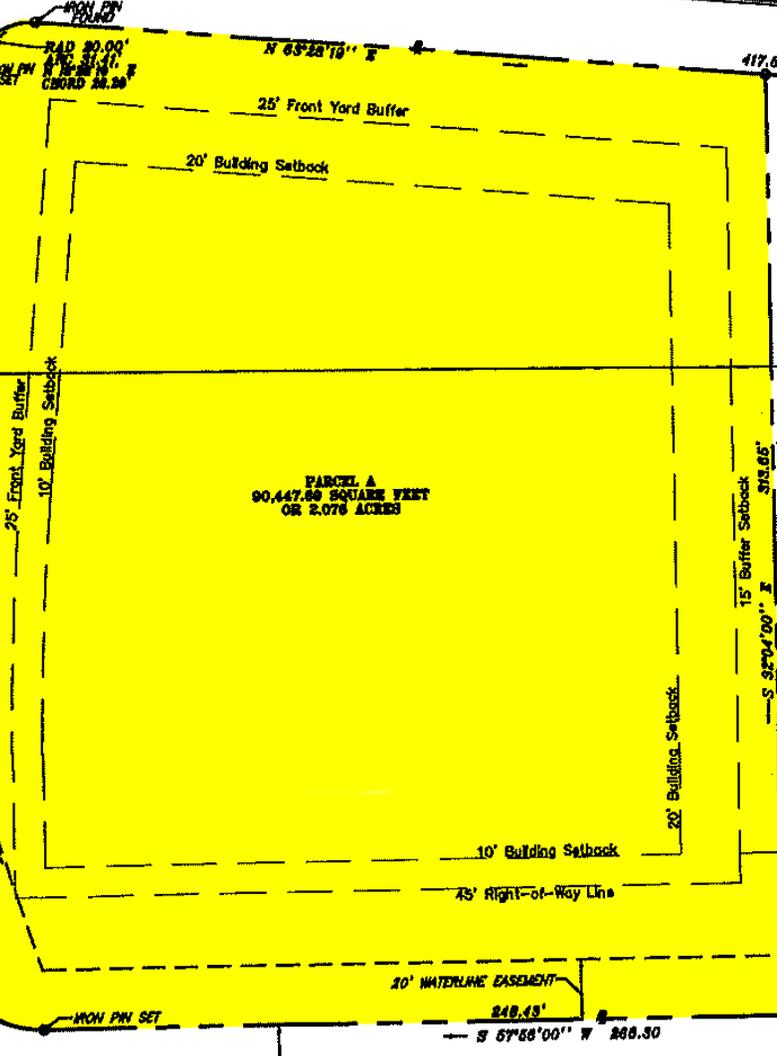
IRON PIN FOUND
RAD 90.00'
ARC 22.70'
N 29°16'48"
CHORD 22.68'

N 32°07'58" W
65.48'

IRON PIN SET

IRON PIN SET

SEVEN FIELDS TOWNE CENTER PLAN OF LOTS - PHASE II
PBY 234 PG 004
TAX PARCEL# 4785 - 10F



PARCEL A
90,447.86 SQUARE FEET
OR 2.076 ACRES

LOT 7 IN THE
SEVEN FIELDS TOWNE CENTER PLAN OF LOTS - PHASE II
PBY 234 PG 004
TAX PARCEL# 4785 - 10FA
N/Y OCEAN DEVELOPMENT BA XIV, L.L.C.
A PENNSYLVANIA LIMITED LIABILITY COMPANY
INSTRUMENT# 800812510056608

PARCEL B
58,330.80 SQUARE FEET
OR 1.301 ACRES

SR 022B

VARIABLE WIDTH RIGHT OF WAY

GUIDE RAIL

WHITE PAINT LINE

TAX PARCEL# 4785 - 10D
PBY 234 PG 004



AVERAGE HOUSEHOLD INCOME COMPARISON | LOCAL V. NATIONAL

\$66,000± Nationally
estimated
2024-2025

\$185,972 Within 3 miles
of site 2025



New developments in the
surround area include, but not
limited to...

- New Goddard School (160 students)
- Pinewood Luxury Homes Development (Starting in the upper \$800s)
- 790 Residential units by Crescent Land Development - under construction
- 369 Residential units by Continental Development - Quincy Lofts
- \$24 million renovation of Mars Area School District buildings

