

FOR SALE

Prime Commercial Land

4813 William Penn Highway and
Hunt Club Court
Murrysville, PA 15668



Property Highlights:

SITE: Prime Commercial Property consisting of 11.6 acres on William Penn Highway (US Route 22) and Hunt Club Court

SIZE: 11.6 acres (Approx. 3.6 acres are pad ready)

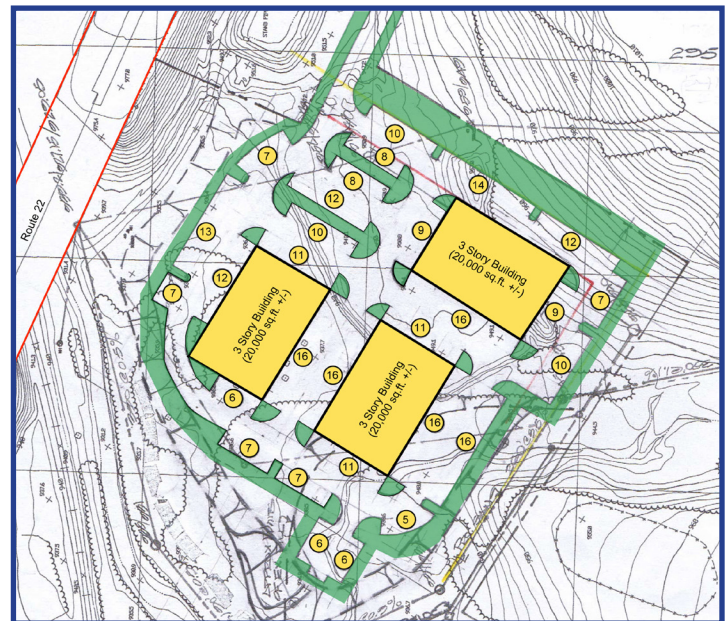
TRAFFIC COUNT: Approximately 29,020 vehicles per day

ZONING: 7 acre parcel - B-Business
4.6 acre parcel - R-3 High Density Residential

LOT & BLOCK: 49-15-00-0-219
49-15-09-0-026

SALE PRICE: \$2,210,000

Potential Development Layout



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Population	2,634	17,919	62,603
Median Household Income	\$91,313	\$89,191	\$78,749



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