

Oakmont Development Opportunity

"1 Acre to develop & a NNN Revenue Generating Property"

LISTING PRESENTATION | 2189 HULTON ROAD | VERONA, PA

Exclusively Listed by

Bill Forde - Commercial Property Specialist | (412) 439-0429 | bforde@kwcommercial.com | RS 332282, PA

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Offering Summary



Property Overview

OUTSTANDING OAKMONT OPPORTUNITY! This property is next door to a busy Sheetz and across the road from the legendary Oakmont Country Club. The parcel sits at the intersection of Hulton Road and Eastern Ave near Coxcomb Hill Road. It consists of a one acre level lot ready for development with all utilities in place. The lot has been approved for a 6,000 sq. ft building. An excellent retail location that is close to the Oakmont business district and easily accessible from many nearby communities. It's also an easy drive from Rt 28 and I -76. Could be developed into a 3 tenant retail building or a larger footprint for a tenant requiring more room.. The sale also includes a revenue generating restaurant property with 6 years remaining on a 10 year lease and 2 additional options.. Call today to learn more or to schedule a visit to the property. Bill Forde @ 412-439-0439 or bforde@kwcommercial.com.

Property Highlights

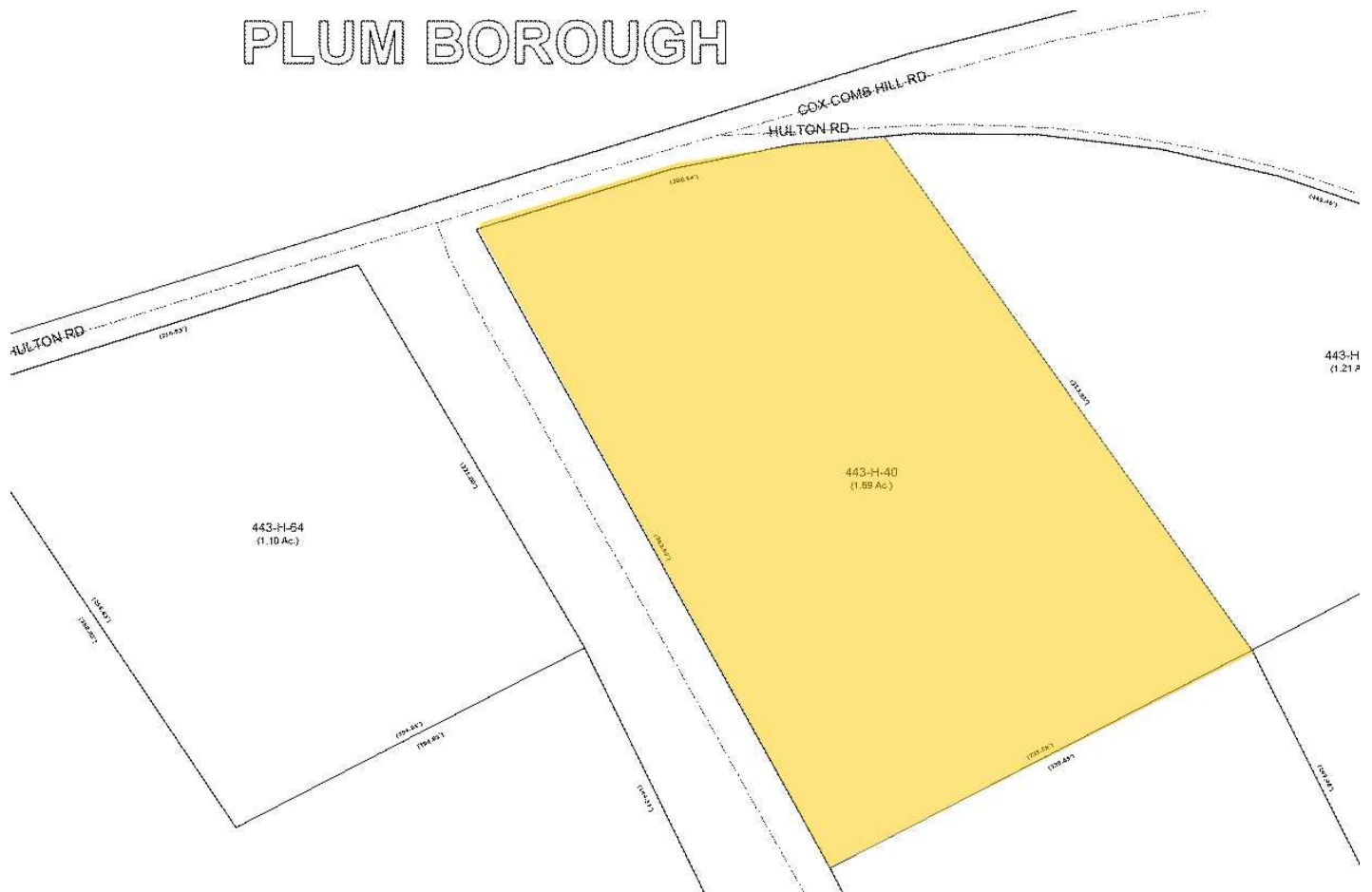
- Sale includes leased property with 6.5 years remaining on initial term of a NNN lease
- Excellent revenue generation to offset development costs
- 1 acre level lot with all utilities ready for development
- Lot is already approved for a 6000 sq ft building
- Building could be demised to accommodate 1-3 tenants
- Great location across from Oakmont Country Club
- Close to Rt 28 & I-76
- Next door to a busy Sheetz Center
- Close proximity to Oakmont Business District and nearby Plum, PennHills and New Kensington.

Asking Price:	\$1,949,000
Lot Size:	1.69 Acres
Access:	Easy access from Rt 28
Cross Streets:	Eastern Ave
Permitted Uses:	Call for details, some restrictions
Frontage:	222 feet
Traffic Count:	7500 ADT Hulton Road
Utilities:	ALL
Zoning:	C-1
APN:	443-H-40

Property Photos



PLUM BOROUGH



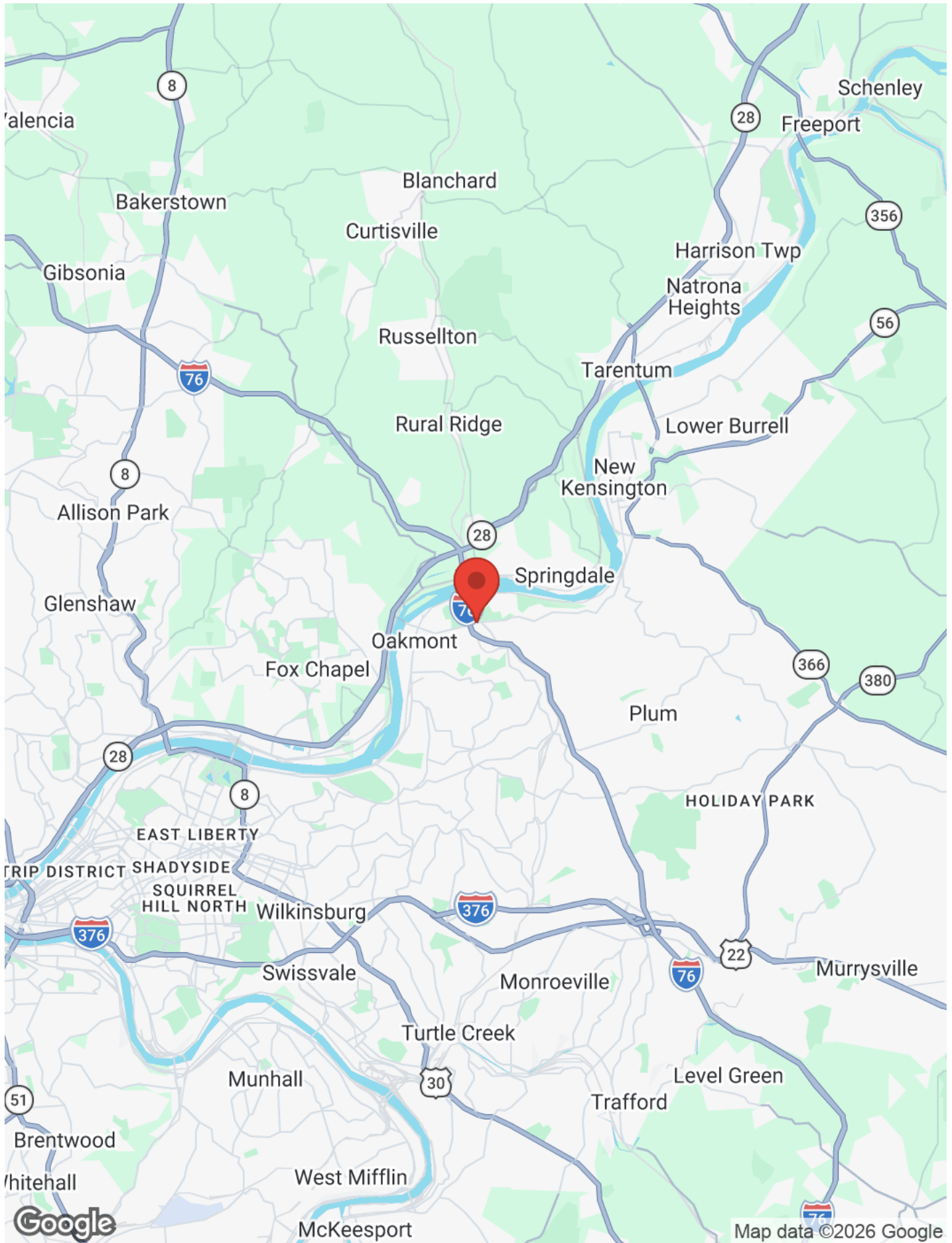
Property Photos



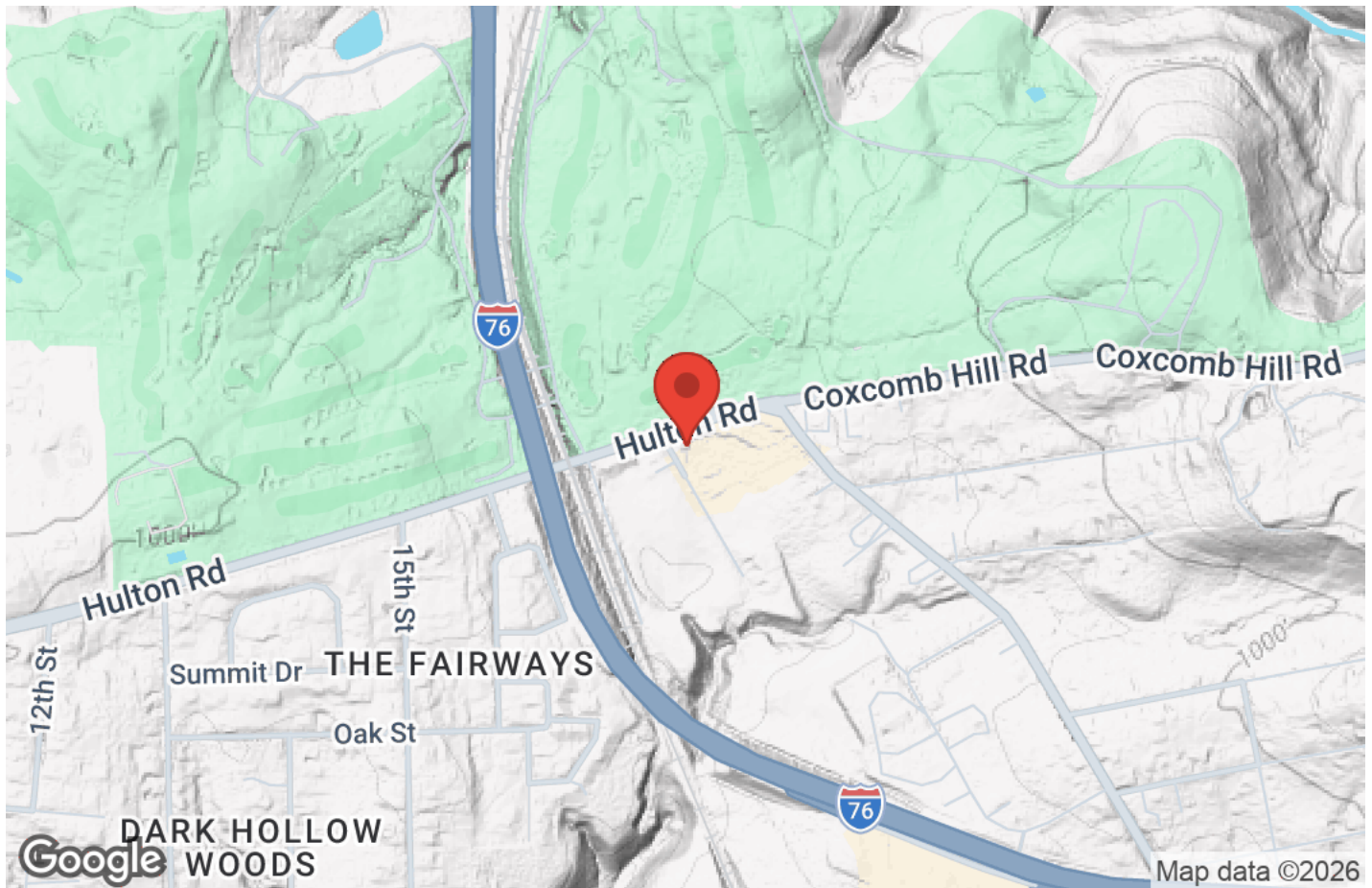
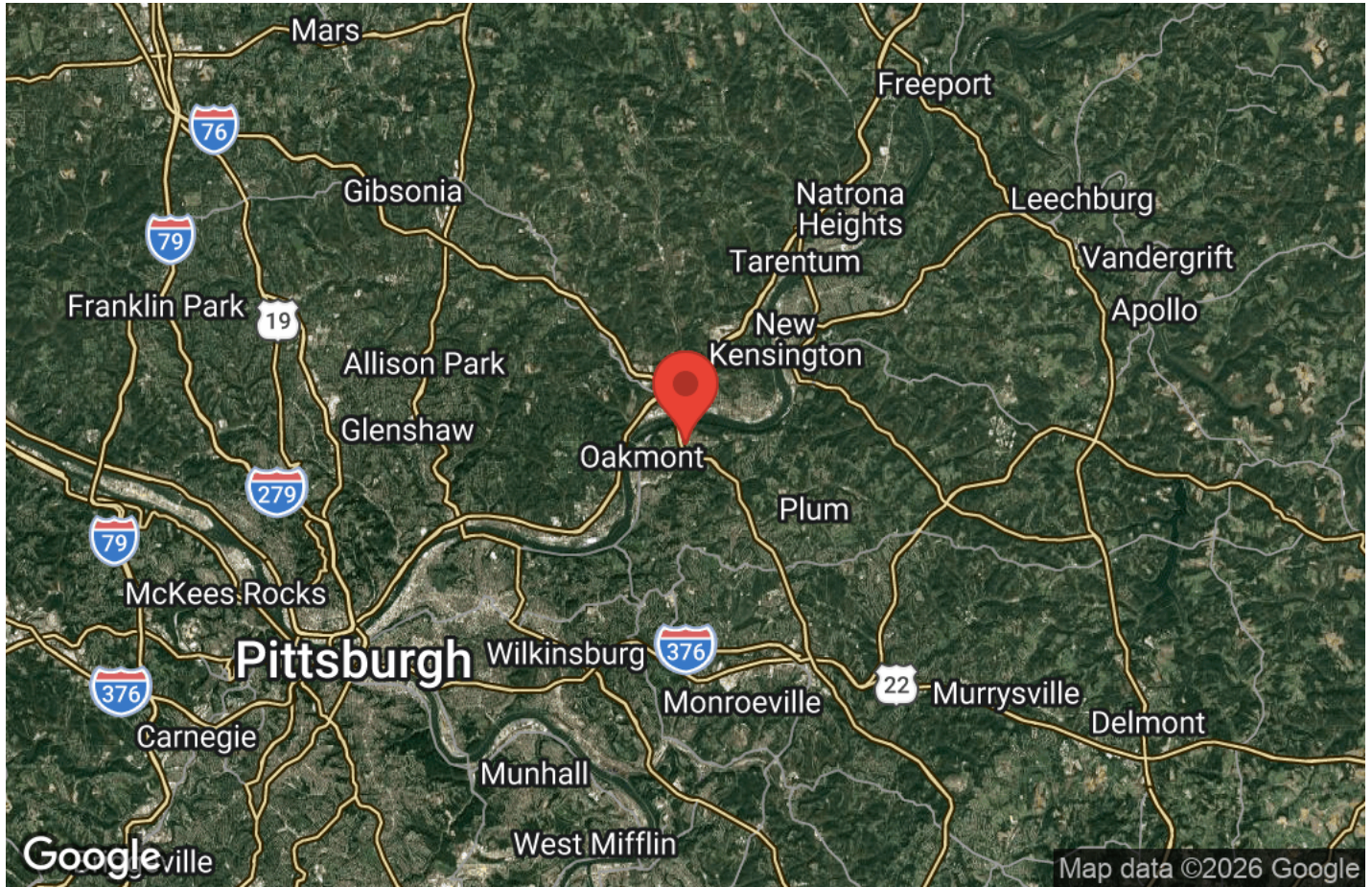
Property Photos



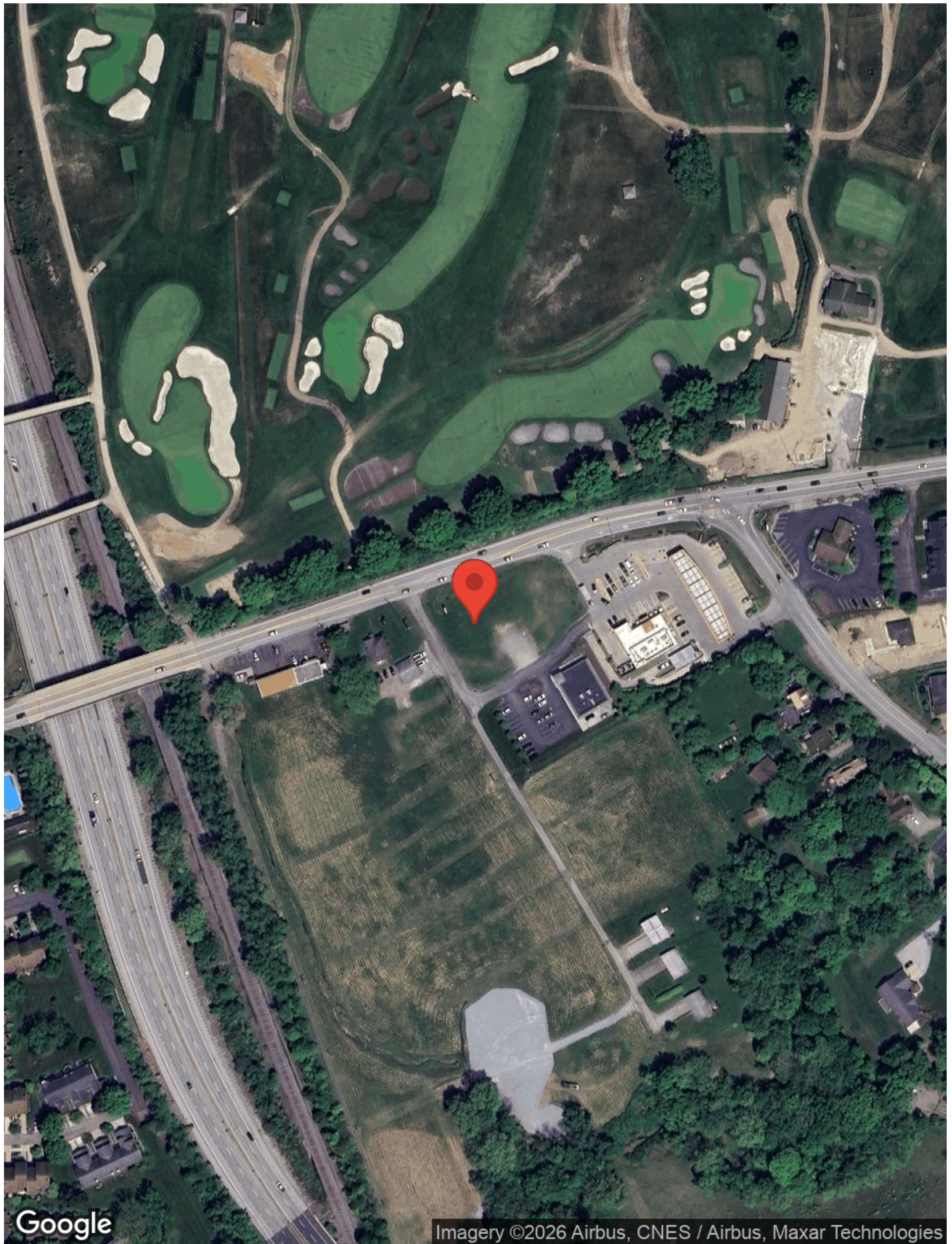
Regional Map



Location Maps



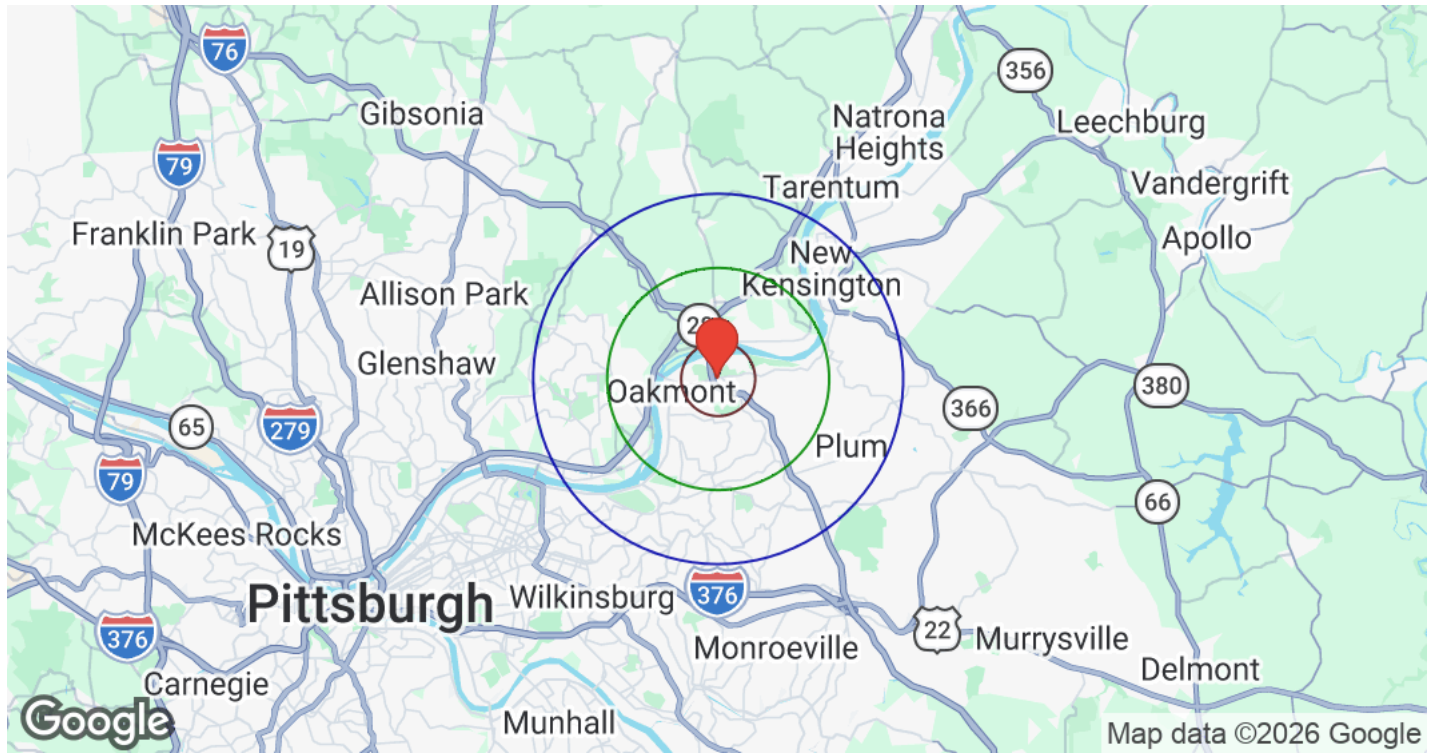
Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,686	17,775	47,938
	Female	1,796	18,597	50,334
	Total Population	3,482	36,372	98,272
Race / Ethnicity	White	3,119	30,974	75,325
	Black	138	2,790	15,350
	Am In/AK Nat	N/A	15	39
	Hawaiian	N/A	4	10
	Hispanic	95	866	2,496
	Asian	56	837	2,427
	Multiracial	69	826	2,437
	Other	5	62	177
Housing	Total Units	1,850	18,854	49,323
	Occupied	1,684	17,096	44,440
	Owner Occupied	1,090	11,929	30,620
	Renter Occupied	594	5,167	13,820
	Vacant	165	1,757	4,883
Age	Ages 0 - 14	449	5,251	15,450
	Ages 15 - 24	253	3,022	9,409
	Ages 25 - 54	1,068	12,931	35,883
	Ages 55 - 64	406	5,056	13,490
	Ages 65+	1,304	10,115	24,041
Income	Median	\$81,568	\$81,009	\$75,442
	Under \$15k	191	1,481	3,922
	\$15k - \$25k	173	1,085	3,168
	\$25k - \$35k	42	952	2,988
	\$35k - \$50k	158	1,878	4,838
	\$50k - \$75k	229	2,652	7,202
	\$75k - \$100k	193	2,087	5,749
	\$100k - \$150k	247	2,732	7,162
	\$150k - \$200k	193	1,930	3,963
Over \$200k	260	2,301	5,449	

Professional Bio



Bill Forde is a real estate professional whose successful career includes tactical and executive experience in sales, marketing, general management and private consultancy. He has amassed a demonstrable record of award winning sales growth achievements and also served as a member of the Senior Leadership Group for a Inc 500 company.




These first hand experiences in financial analysis, marketing and negotiation are part of a diverse skill set honed to address the many factors and considerations that go into making sound commercial real estate decisions.

Commercial real estate transactions can be a complex process. It is the responsibility of the real estate professional to oversee the process and to assure complete client satisfaction.

Bill can assist you in all areas of commercial real estate including:

Bill Forde

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- * Business relocation services
- * Property sale and/or acquisition
- * Tenant - Landlord Representation
- * Lease vs. buy decisions. - What is best for your business and current cash flow situation.
- * Investment property transactions
- * 1031 Exchange Transactions - Defer capital gains while building wealth.

He successfully meshes the art and science of business to deliver more value to his clients, while getting results

His personal motto is, "Good enough, isn't".

Bill looks forward to working with clients to meet their specific real estate requirements.

CALL TODAY!

Learn more about this
exciting Oakmont Opportunity!

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