



ROUTE 228 & WEATHERBURN DRIVE | MIDDLESEX TOWNSHIP, PA

SIENNA

AVAILABLE FOR LEASE



PROJECT DETAILS

SIENNA • 50,000+ SF | PAD SITES | FOR LEASE

AVAILABLE SPACE

Up to 50,000+ sq. ft. Inline Space with 4 Pad Sites

TRAFFIC COUNTS

17,000 ADT - 228

PROPERTY HIGHLIGHTS

Located on Route 228 Corridor - Commercial and mixed-used overlay district

Approved shopping center development

One of Greater Pittsburgh's highest growth corridors

Seeking tenants for retail, grocery, restaurant, financial services, childcare, and other uses

COUNTY

Butler

MARKET

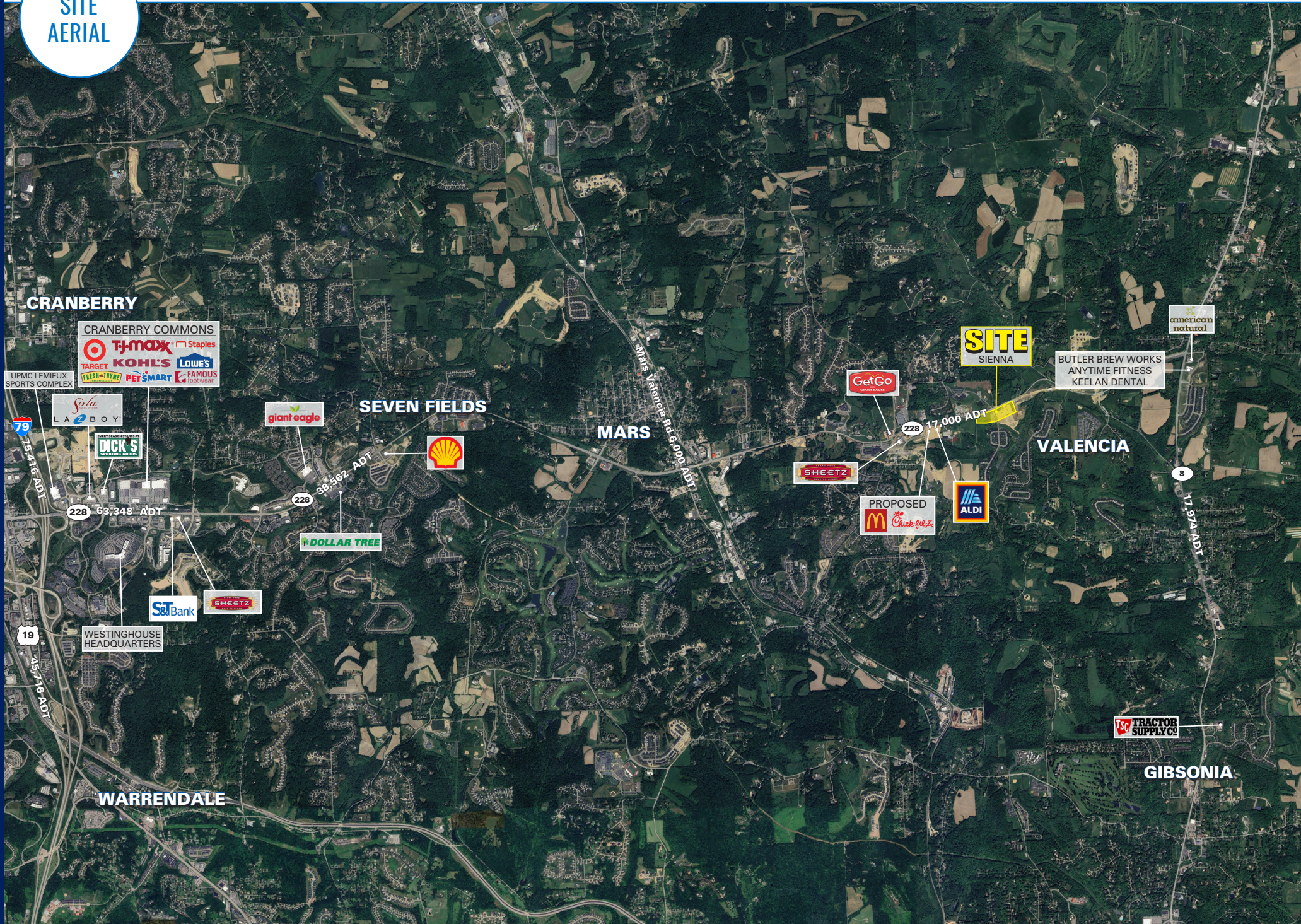
Mars - Valencia
Middlesex Township



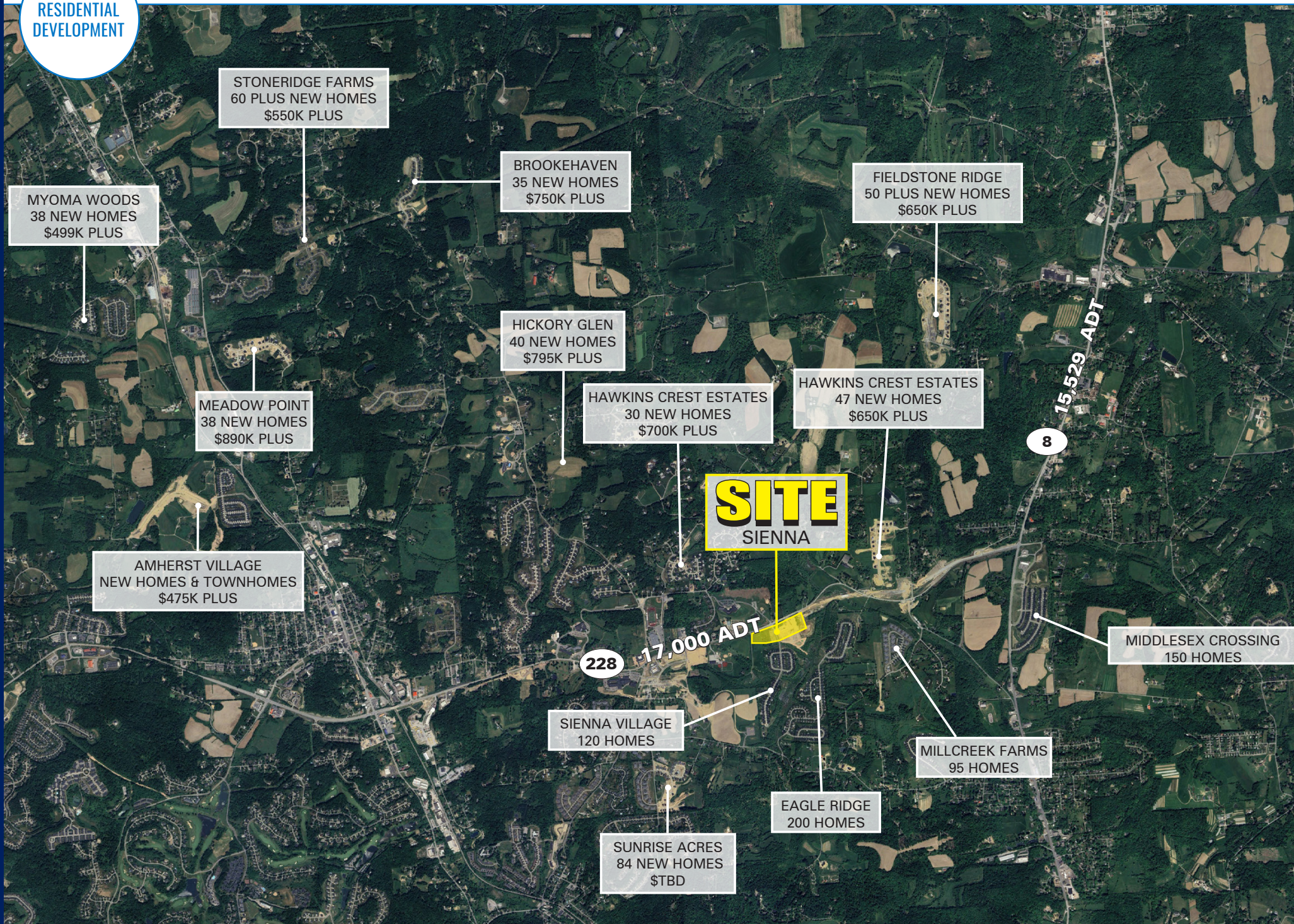
		3 MILE	5 MILE	7 MILE
	POPULATION	16,467	40,751	86,662
	2020-2025 GROWTH	8.1%	5.4%	2.7%
	DAYTIME POPULATION	13,635	32,378	100,666
	MEDIAN HH INCOME	\$106,945	\$127,222	\$128,212

**SITE
AERIAL**

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RESIDENTIAL
DEVELOPMENT



SITE PLAN

PLAN CAN BE MODIFIED TO SUIT

COMMERCIAL AREA B1

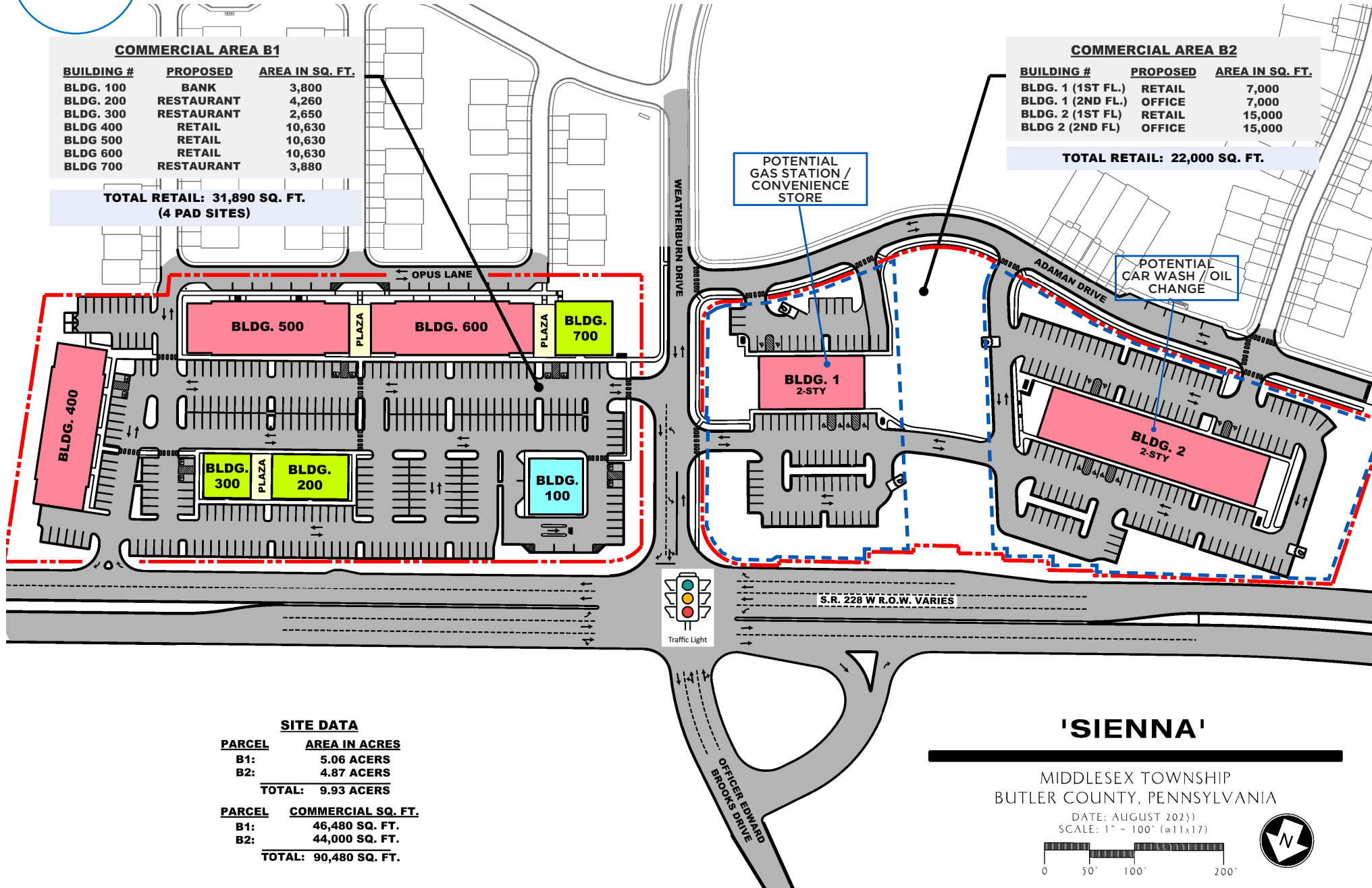
BUILDING #	PROPOSED	AREA IN SQ. FT.
BLDG. 100	BANK	3,800
BLDG. 200	RESTAURANT	4,260
BLDG. 300	RESTAURANT	2,650
BLDG. 400	RETAIL	10,630
BLDG. 500	RETAIL	10,630
BLDG. 600	RETAIL	10,630
BLDG. 700	RESTAURANT	3,880

**TOTAL RETAIL: 31,890 SQ. FT.
(4 PAD SITES)**

COMMERCIAL AREA B2

BUILDING #	PROPOSED	AREA IN SQ. FT.
BLDG. 1 (1ST FL.)	RETAIL	7,000
BLDG. 1 (2ND FL.)	OFFICE	7,000
BLDG. 2 (1ST FL.)	RETAIL	15,000
BLDG. 2 (2ND FL.)	OFFICE	15,000

TOTAL RETAIL: 22,000 SQ. FT.



SITE DATA

PARCEL	AREA IN ACERS
B1:	5.06 ACERS
B2:	4.87 ACERS
TOTAL:	9.93 ACERS

PARCEL	COMMERCIAL SQ. FT.
B1:	46,480 SQ. FT.
B2:	44,000 SQ. FT.
TOTAL:	90,480 SQ. FT.

MIDDLESEX TOWNSHIP, PA

SIENNA

FOR LEASE | UP TO 50,000+ SF

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PITTSBURGH**

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WEST PALM BEACH

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