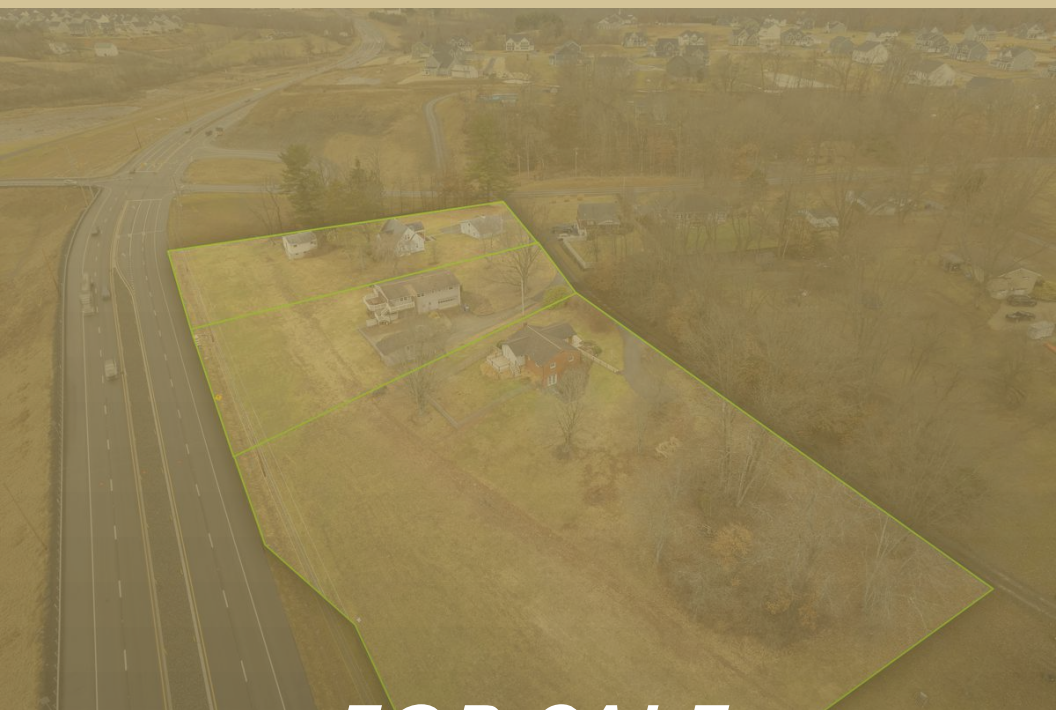


# ALLEMANDE LANE

1,889,000.00 | CAP: %



**FOR SALE**

ALLEMANDE LN  
VALENCIA, PA 16059

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## SECTION ONE

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## SECTION TWO

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Realty One Group Gold Standard Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Realty One Group Gold Standard Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Realty One Group Gold Standard Commercial in compliance with all applicable fair housing and equal opportunity laws.

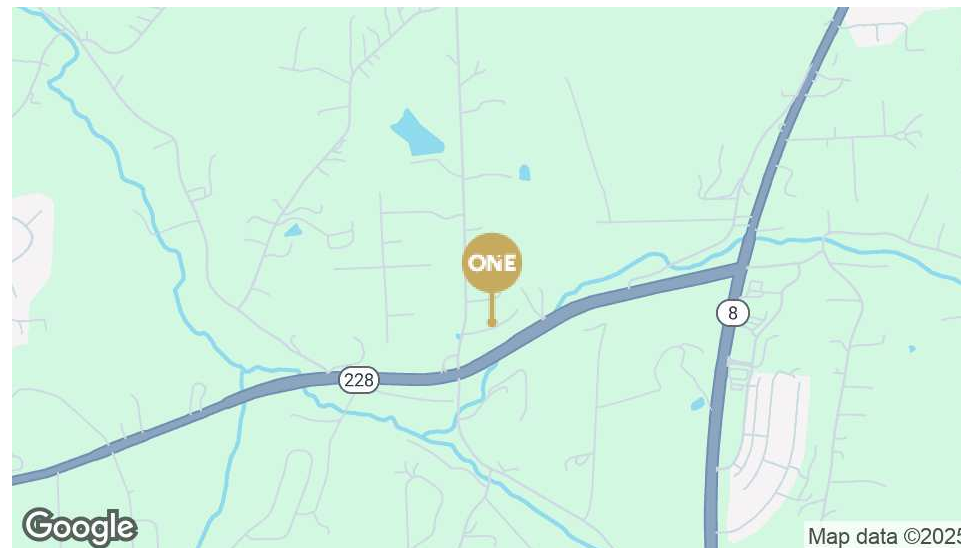


# PROPERTY INFORMATION



— ***SECTION 1*** —

# / EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	1,889,000
Lot Size:	3.68 Acres
Price / Acre:	\$500,000
Zoning:	Commercial and Mixed Use Overlay District
Market:	Pittsburgh North
Submarket:	Butler County

## PROPERTY OVERVIEW

Four parcels of land are available for development at the corner of Route 228 and Harbison Road, near the traffic signal. These properties are zoned under the Commercial and Mixed Use Overlay District, allowing for commercial and office developments that provide services and amenities to the local community.

Lots For Sale:

230-2F90-2LA \$676,500

230-2F90-2L \$462,500

230-2F90-2E and 2H \$750,000

## PROPERTY HIGHLIGHTS

- Zoned Commercial and Mixed Use Overlay District
- Prime location in the Pittsburgh area
- Potential for retail and commercial development
- High visibility and accessibility



## / PROPERTY DESCRIPTION



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Four parcels of land are available for development at the corner of Route 228 and Harbison Road, near the traffic signal. These properties are zoned under the Commercial and Mixed Use Overlay District, allowing for commercial and office developments that provide services and amenities to the local community.

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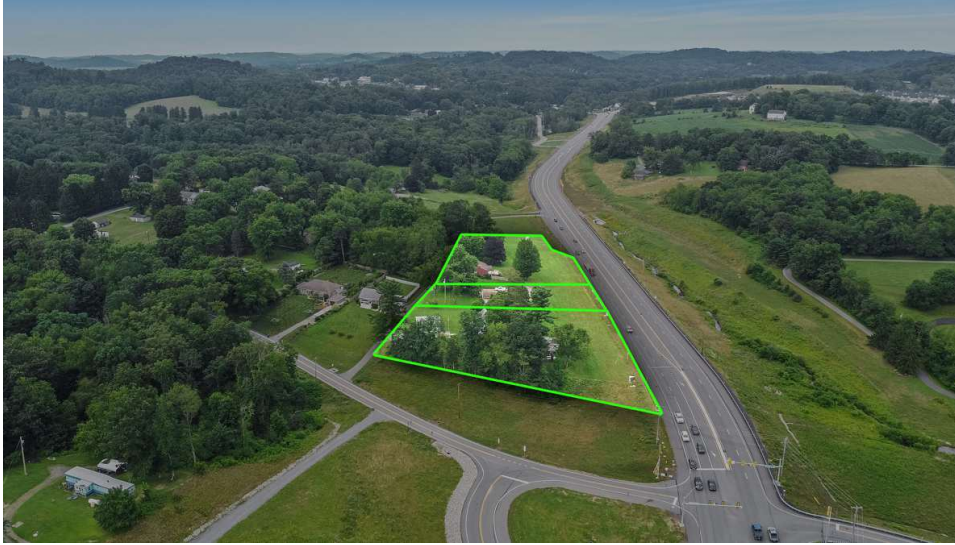
230-2F90-2L \$462,500

230-2F90-2E and 2H \$750,000

### LOCATION DESCRIPTION

Strategically located in the thriving Pittsburgh market, the area surrounding Allemande Lane offers a dynamic environment for retail and land investment. Boasting strong economic vitality and growth, the location provides access to a wide range of amenities and attractions. With proximity to major transportation routes, the area ensures convenient connectivity for potential consumers and businesses. Nearby, investors can explore opportunities within the bustling commercial and retail scene, including popular shopping centers, dining destinations, and entertainment venues. As a sought-after hub for commercial and mixed-use development, the area presents a promising landscape for investors seeking to capitalize on the region's growth and potential for high ROI.

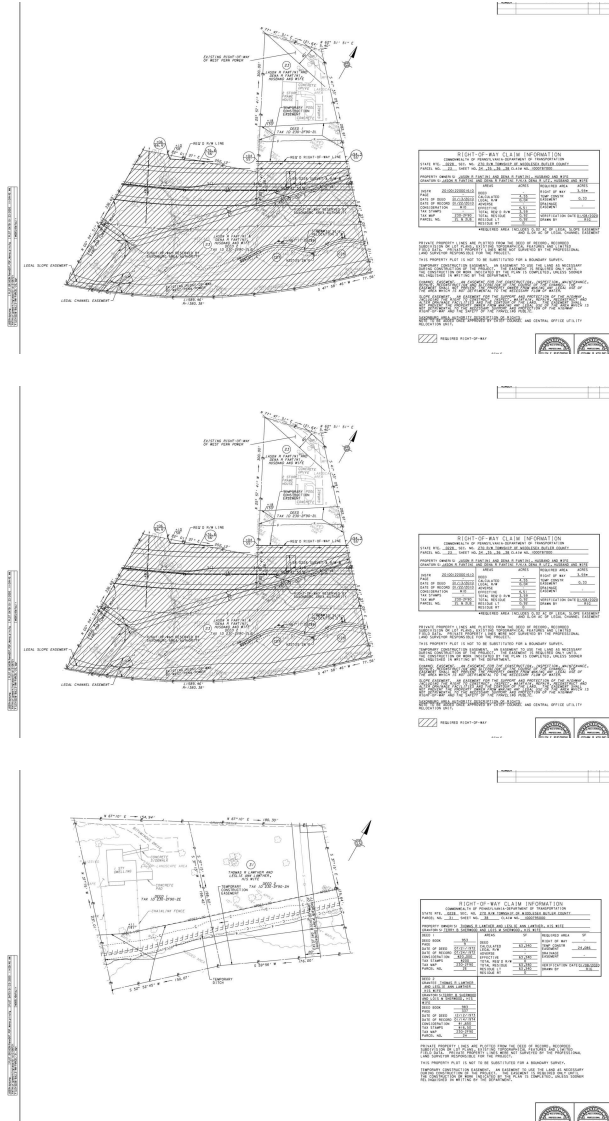
# / COMPLETE HIGHLIGHTS



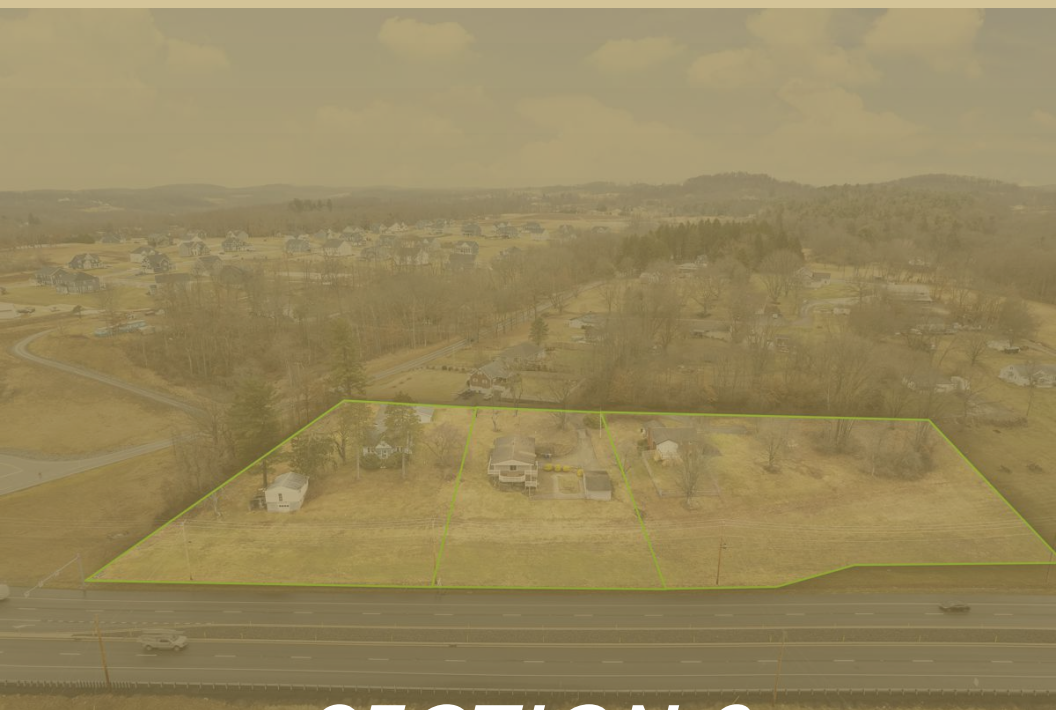
## PROPERTY HIGHLIGHTS

- Zoned for- Zoned for Commercial and Mixed-Use Overlay District
- Prime location in the Pittsburgh area
- Potential for retail and commercial development
- High visibility and accessibility
- Ample parking space and opportunities for outdoor amenities
- Versatile layout suitable for various business opportunities
- Close to major transportation routes
- Opportunity for mixed-use development
- Strong potential for high return on investment (ROI)
- Attractive investment opportunity for retail and land development
- Public sewage

# / ADDITIONAL PHOTOS

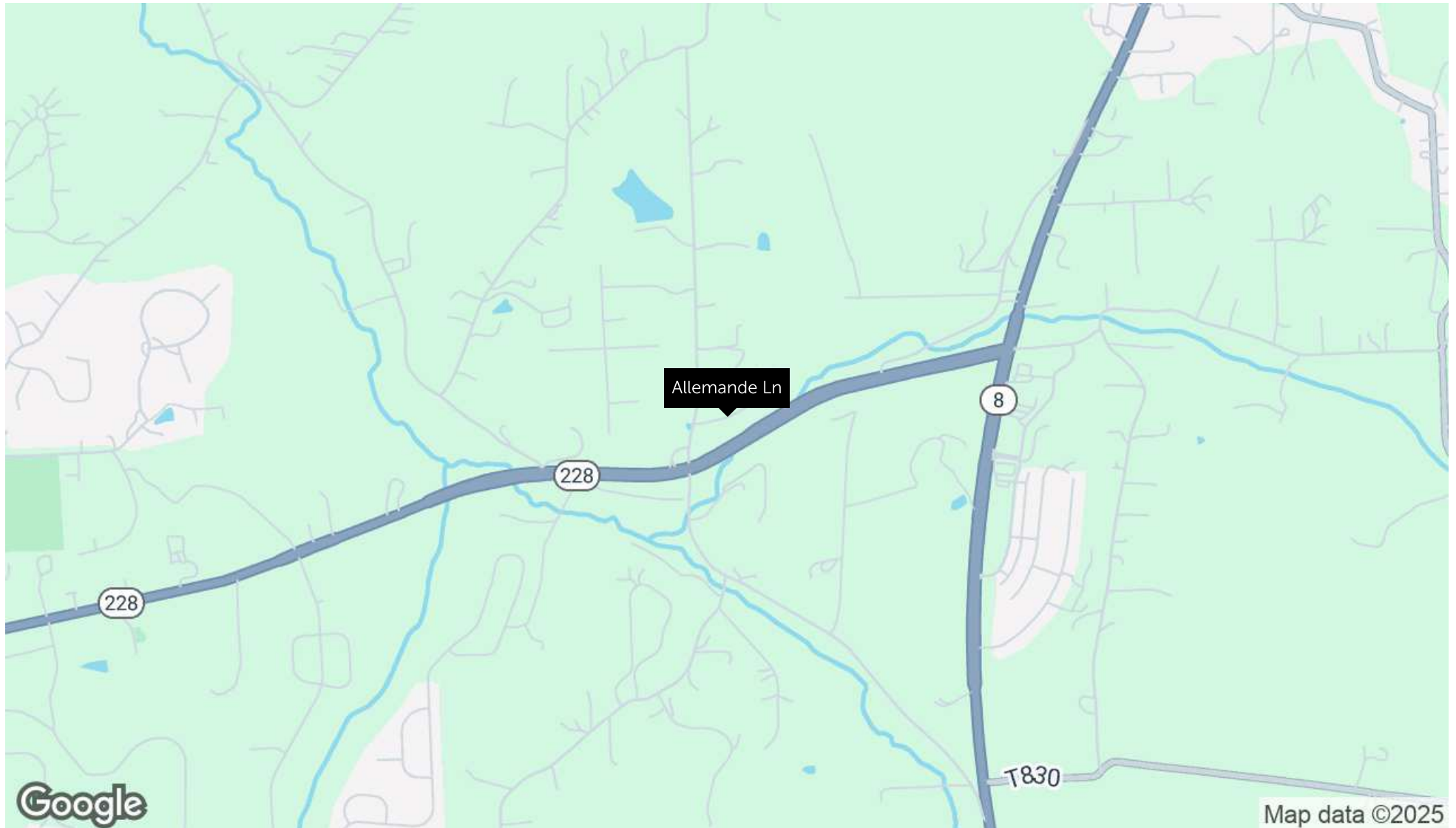


# LOCATION INFORMATION



— *SECTION 2* —

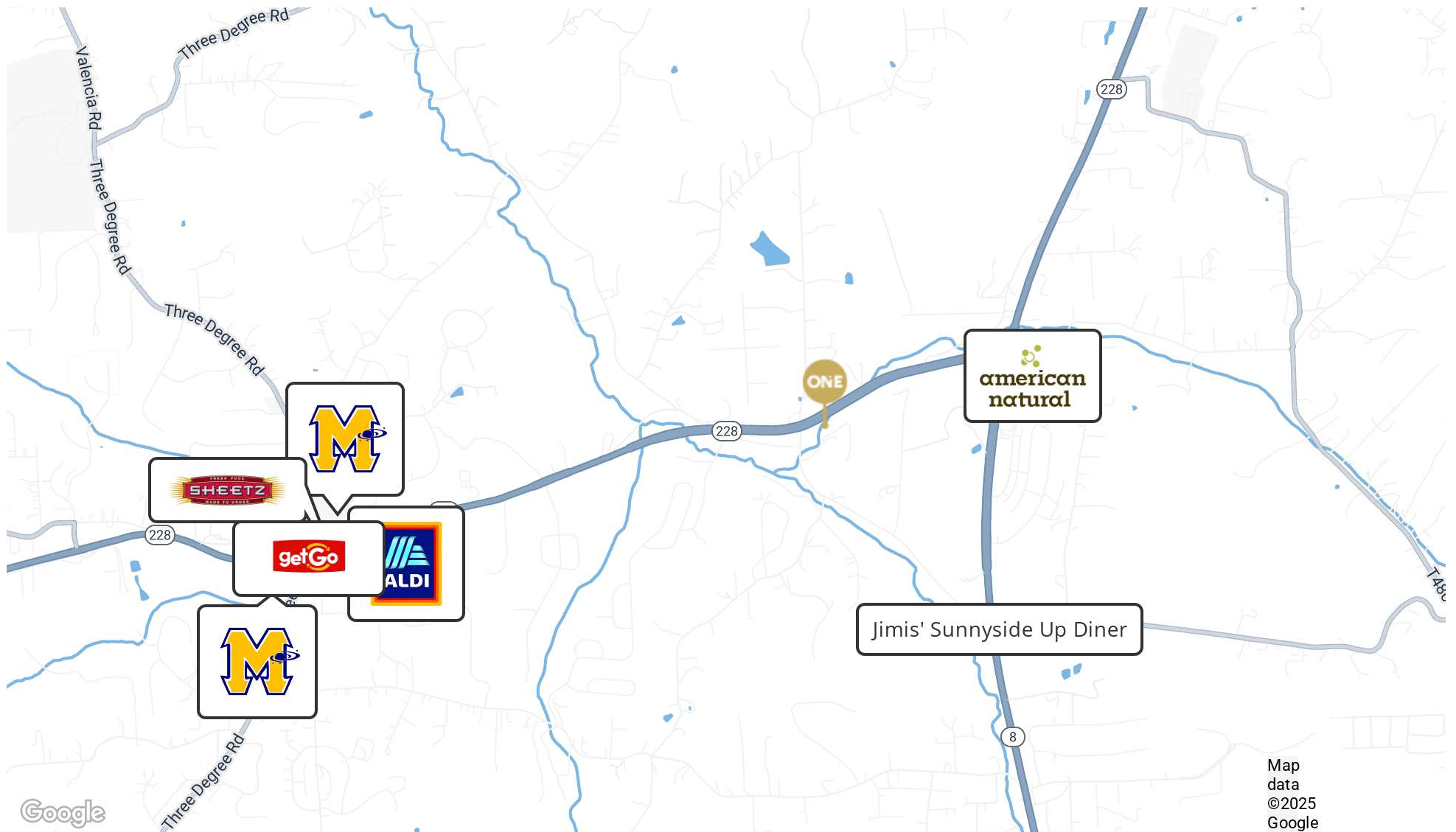
## / REGIONAL MAP



## / LOCATION MAP



## / AERIAL MAP



Map  
data  
©2025  
Google



# DEMOGRAPHICS



— *SECTION 3* —

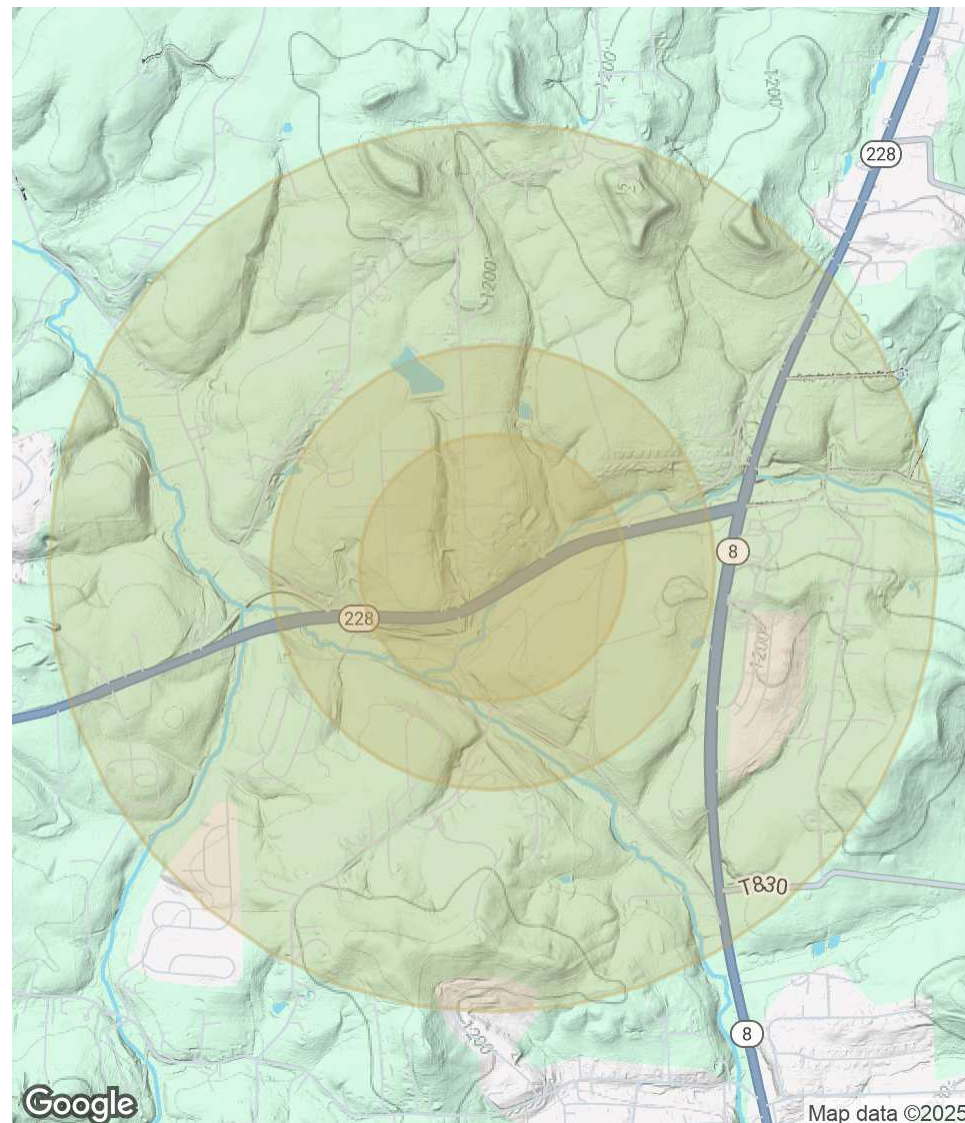
# / DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	100	352	1,666
Average Age	44	42	42
Average Age (Male)	43	41	40
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	40	137	642
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$109,277	\$115,526	\$117,086
Average House Value	\$512,916	\$462,789	\$443,878

Demographics data derived from AlphaMap





**JAIME BONGIORNO**

Commercial Advisor

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PA #RS287704

## PROFESSIONAL BACKGROUND

Jaime is an experienced Commercial Real Estate broker with a demonstrated history in the commercial real estate industry. Highly skilled in Business Development, Sales, and Customer Service, she is a strong real estate professional with the Pennsylvania REALTORS Institute designation.

Her previous background in health club operations and corporate sales taught her that the client will always come first and client satisfaction is her priority. Whether looking for a space to lease, land to build, or a building to purchase, finding the ideal property for her clients is her passion.

Jaime is well connected to buy or sell commercial properties all over Western PA.

## MEMBERSHIPS

NAIOP, Pennsylvania Association of Realtors

**Realty One Group Gold Standard Commercial**

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