

Available

30 AC Development Opportunity

2000 Casteel Drive | Coraopolis, PA 15108



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2000 Casteel is a 30-acre development located directly off the Parkway West I-376 - Exit 58 (Robinson Retail Corridor). The vacant 151,000 sf retail box is available.

Notable retail anchors within the Robinson Trade Area include: IKEA, Macy's, Costco, Market District, Target, Home Depot, Lowe's, Kohls, Levin Furniture, Dick's Sporting Goods, Hobby Lobby, Cinemark, Value City Furniture, Duckstein Restoration, and Best Buy.

The Robinson Trade Area is home to notable office companies including: FedEx Ground US Headquarters (500,000 sf), Dicks Sporting Goods US Headquarters (675,000 sf), and Fisher Scientific Inc. (150,000 sf) as well as Cigna, Williams, LANXESS, Comcast Corp., ADP, Calgon Carbon, UPMC and the Oncology Nursing Society.

Marketplace District, a \$250M development is located just on the other side of Montour Run Road. This development will offer amenities such as: health and wellness, lifestyle living, convenience, concierge and connectivity. It is one of the largest mixed-use projects in Western Pennsylvania.



Pad ready sites available



High visibility from I-376



Strong demographics



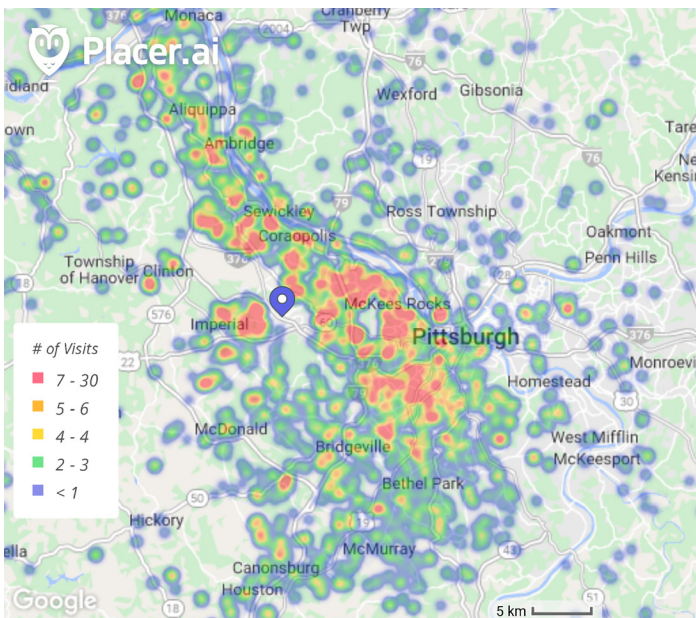
Strong retail corridor



Pylon signage available



Trade area overview



2000 Casteel Drive, Coraopolis, PA 15108
Based on visitor home locations.

Data provided by Placer Labs Inc. (www.placer.ai)

- 30 AC pad ready site available
- Highly visible from Parkway West I-376
- 5.2 million square feet within a 2.5 mile radius from development

Demographics	3-mile	6-mile	9-mile
Population	22,276	102,174	295,600
2022 Population	23,534	106,087	299,537
Median Age	41.0	43.8	43.5
Average HH Income	\$121,375	\$102,325	\$95,885
2021 Wealth Index	147	120	108

Source: Esri

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