

Available — Krebs Center

2.81 Acres
Redevelopment Opportunity

3515 Washington Road,
McMurray, PA 15317



Highlights

- Land Available for Redevelopment
- 2.81 Acres on Route 19
- Directly Adjacent to Goodwill, Wendy's, Dunkin', and Arby's
- Less than a 5 Minute Drive to Donaldson's Crossroads Shopping Mall, Banks, Gas Stations, Restaurants, and Other Amenities



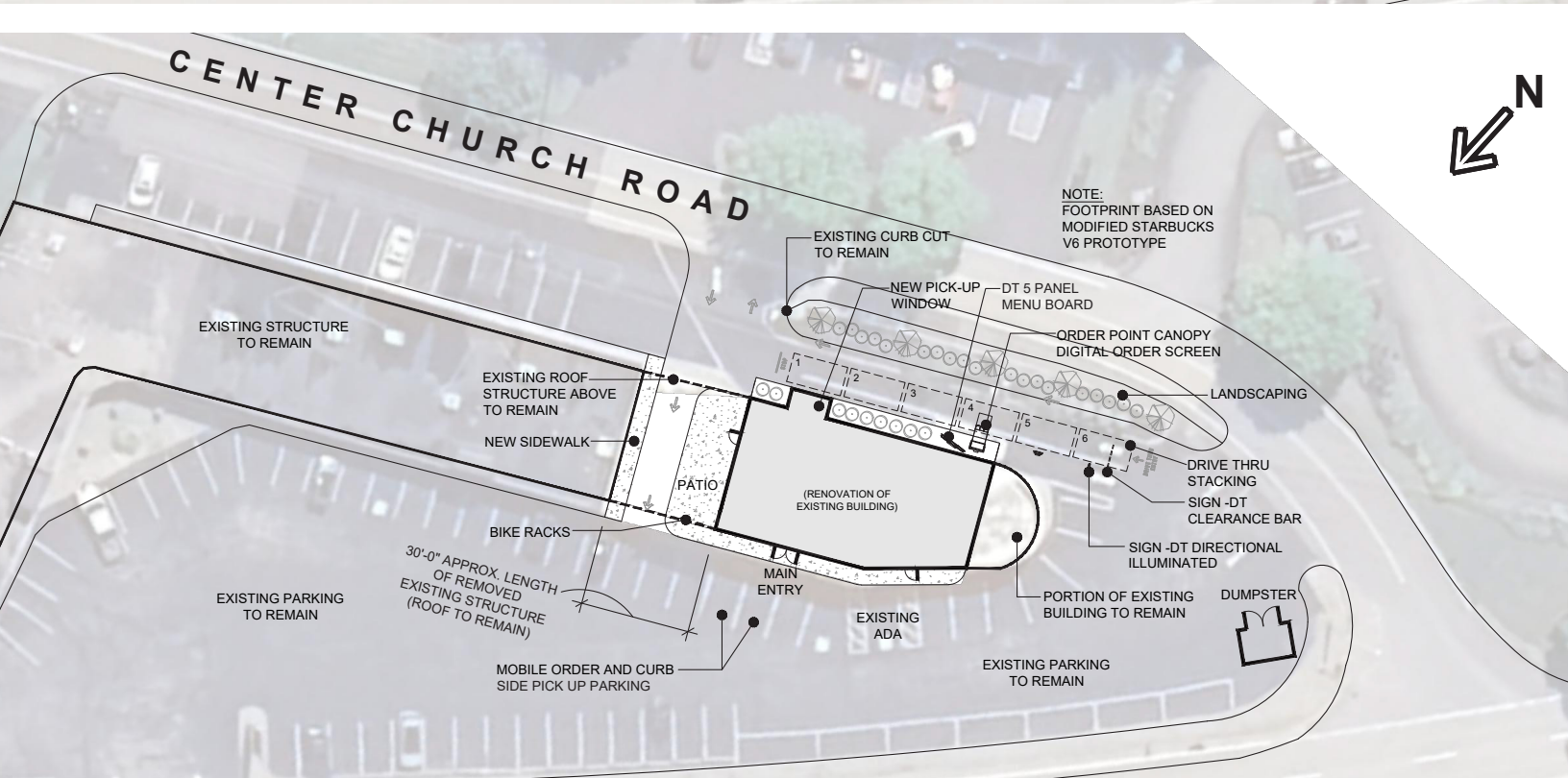
John Eliopoulos

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NAI Burns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Conceptual Site Plans



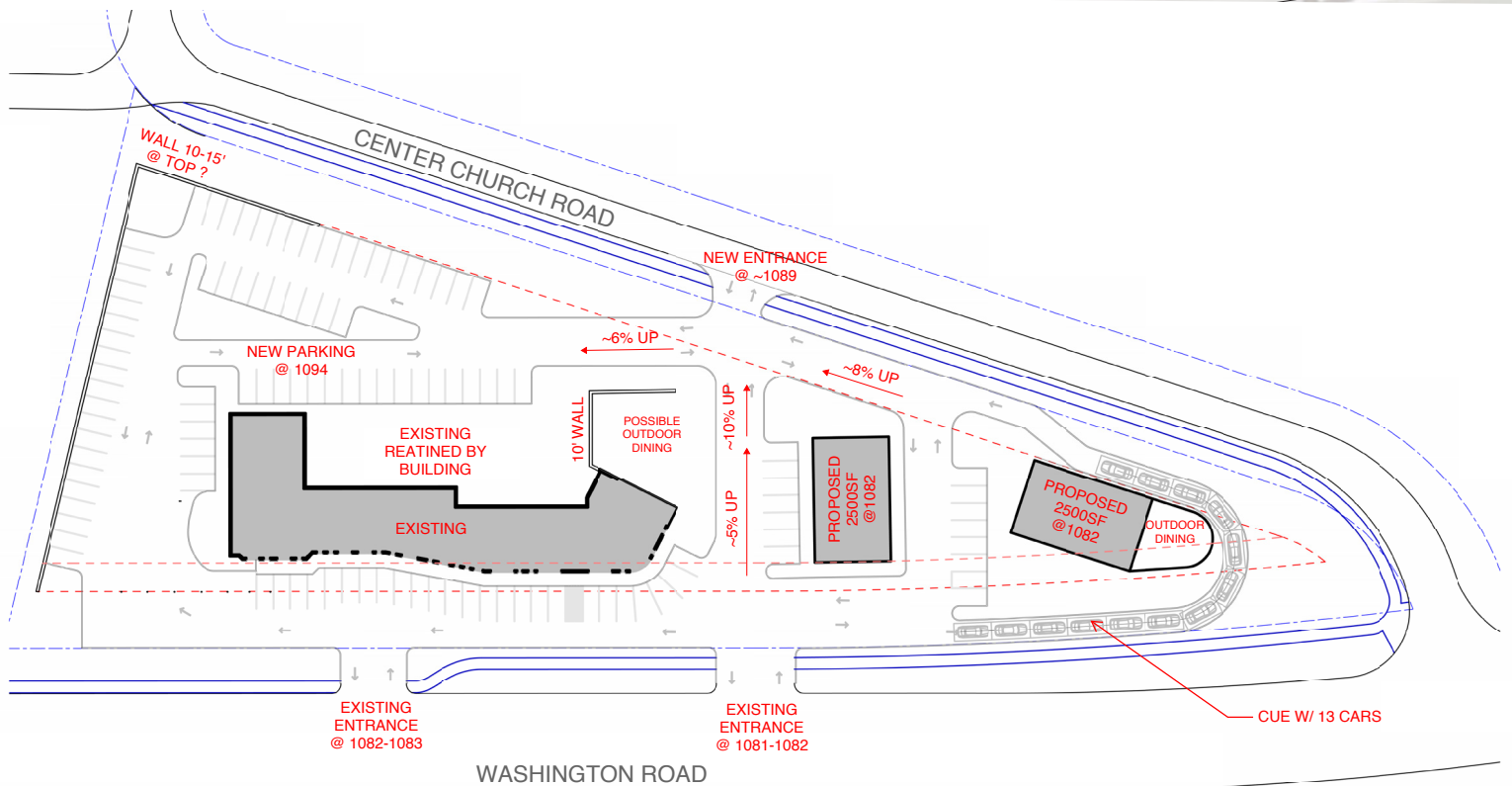
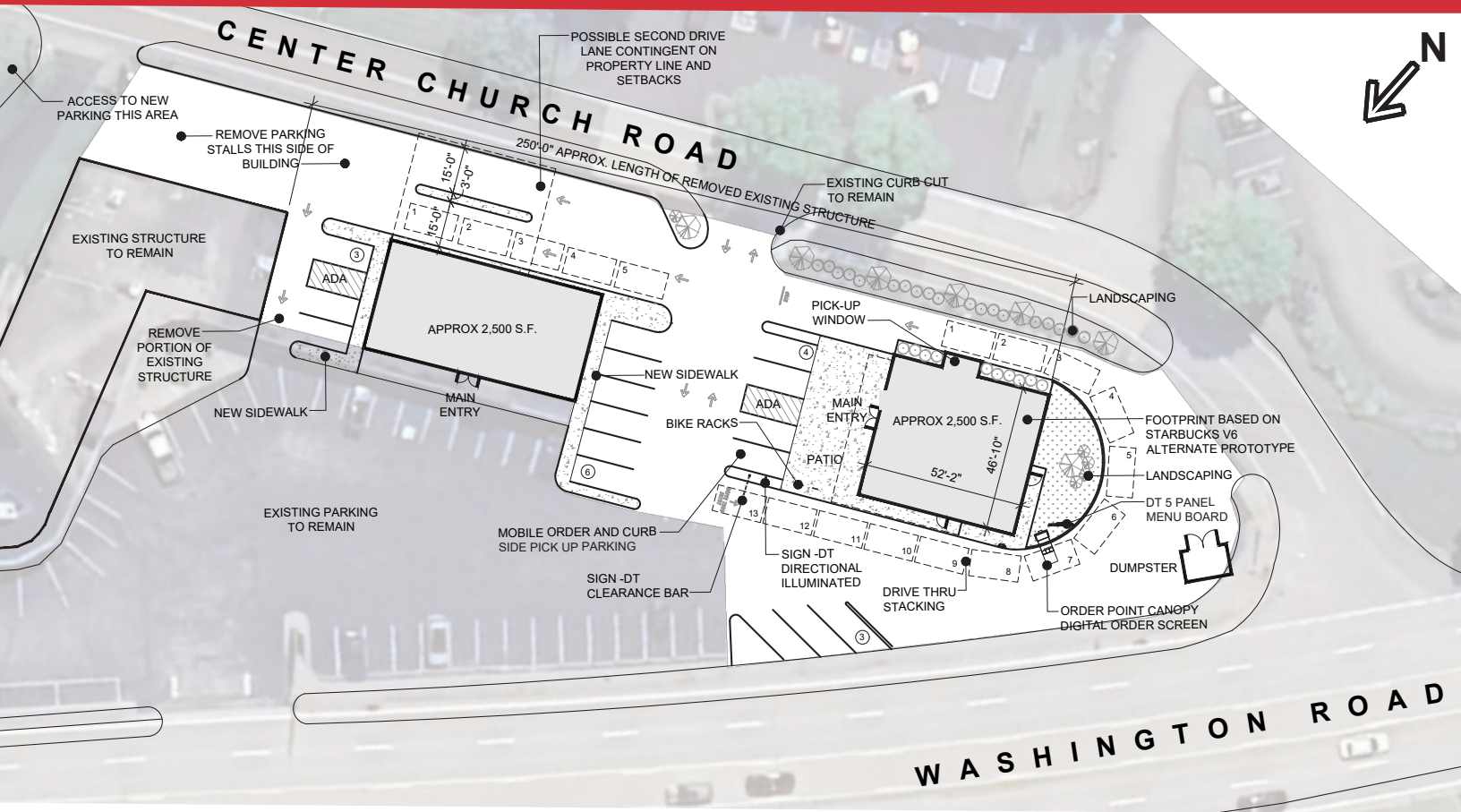
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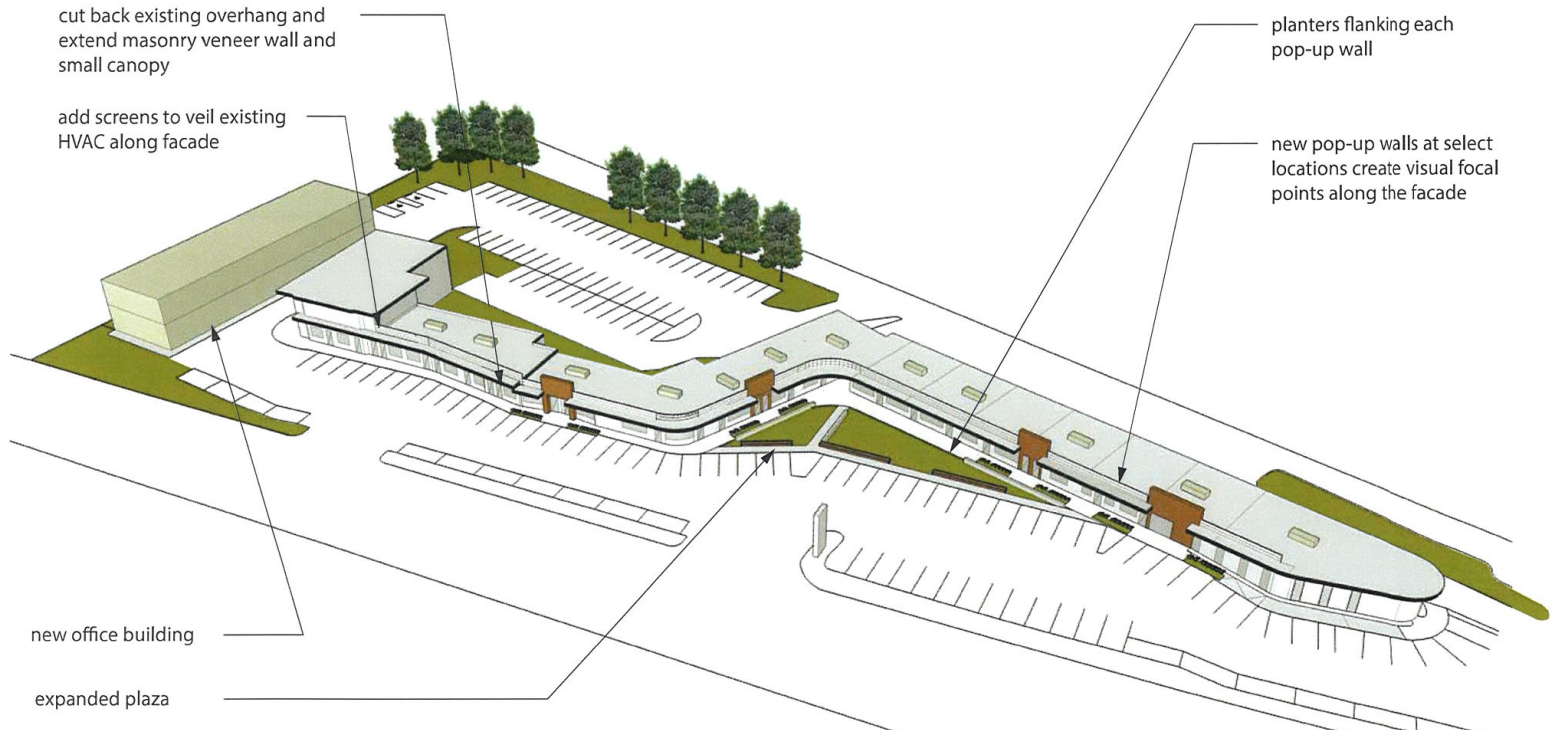
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Proposed Renderings



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Conceptual Facade Views



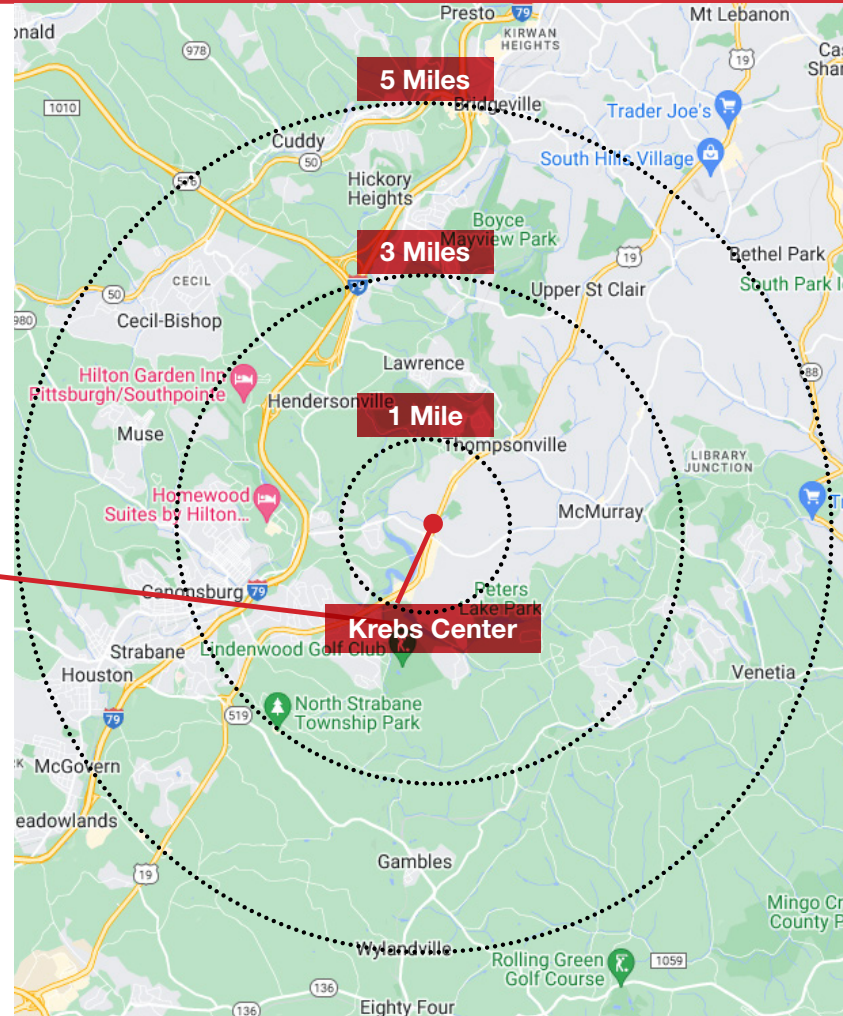
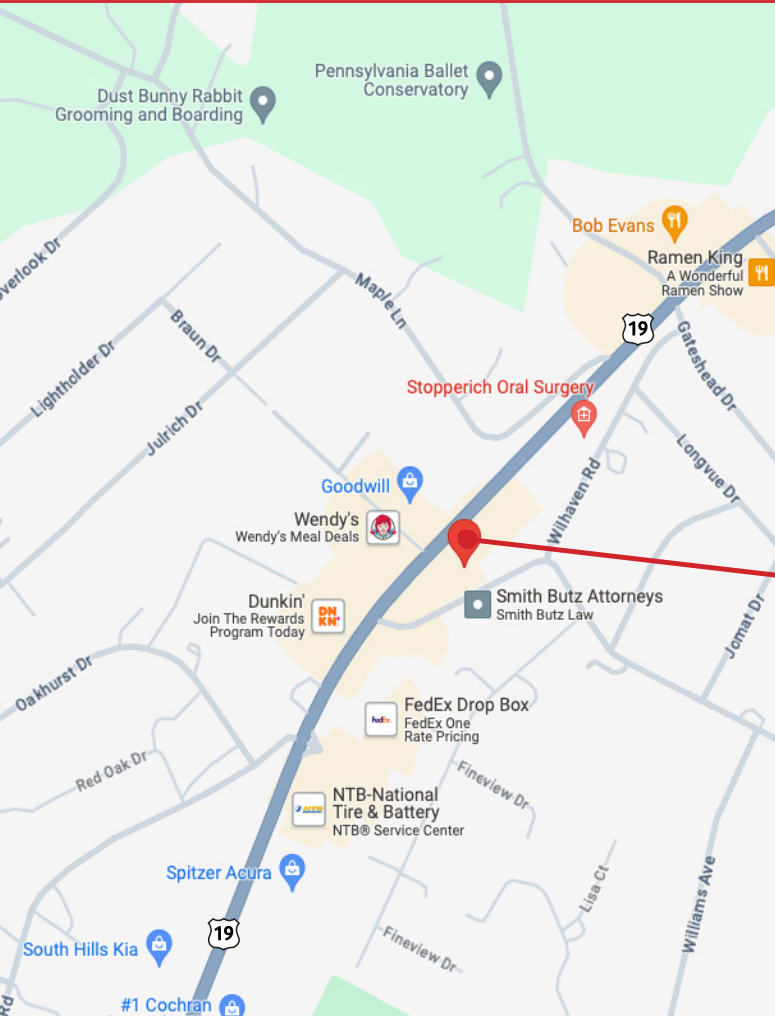
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Demographics



Category	1 mile	3 miles	5 miles
2023 Population	3,980	35,058	101,852
2023 Households	1,448	13,704	40,446
Avg Household Income	\$144,538	\$137,352	\$123,726
Daytime Employment	2,673	20,605	39,605
Businesses	425	2,053	3,946

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