

MT. JACKSON DEVELOPMENT OPPORTUNITY

4148 Edinburg Road, New Castle, PA 16102



OFFERING SUMMARY

SALE PRICE:	\$720,000
LOT SIZE:	20.3 Acres
ZONING:	C-2
MARKET:	Western Pennsylvania
SUBMARKET:	Lawrence County
PRICE / SF:	\$0.81

PROPERTY OVERVIEW

KW Commercial is pleased to present a prime development opportunity less than 2 miles from I-376 providing access to Beaver, Pittsburgh International Airport and Ohio. This level lot has 250 feet of frontage on PA Route 317 (Edinburg Road) and over 300 feet of frontage on Mt. Jackson Road. With C-2 commercial zoning, there are many permitted uses available for potential retail, industrial and mixed use developments.

PROPERTY HIGHLIGHTS

- Less than 2 miles from I-376
- Short distance from Ohio state line
- Frontage on 2 State Routes
- Level full-developable acreage

KW COMMERCIAL
11269 Perry Highway
Wexford, PA 15090

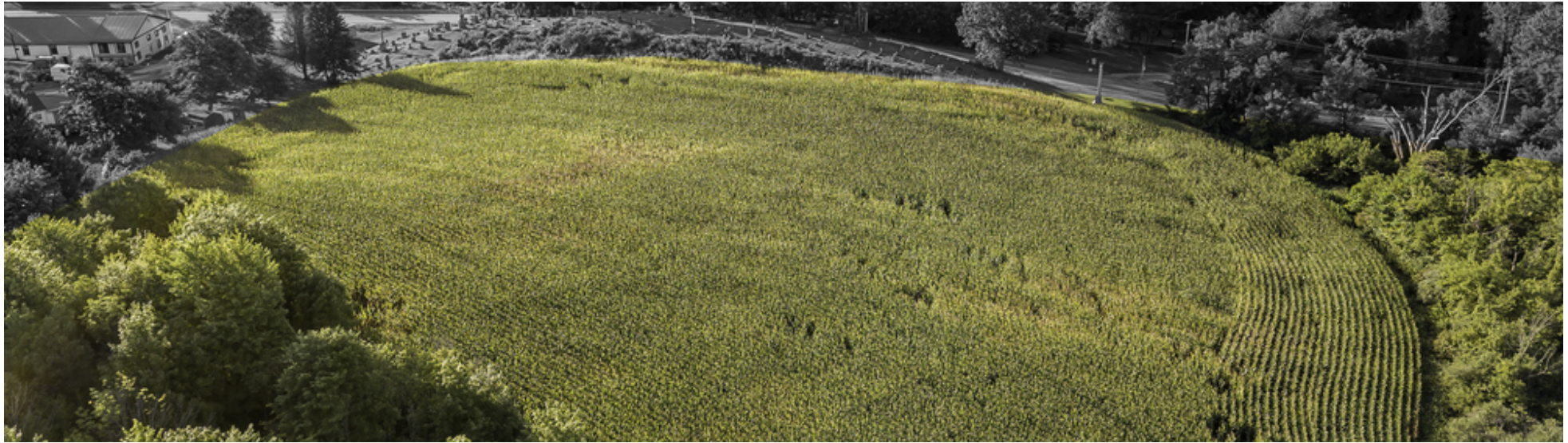
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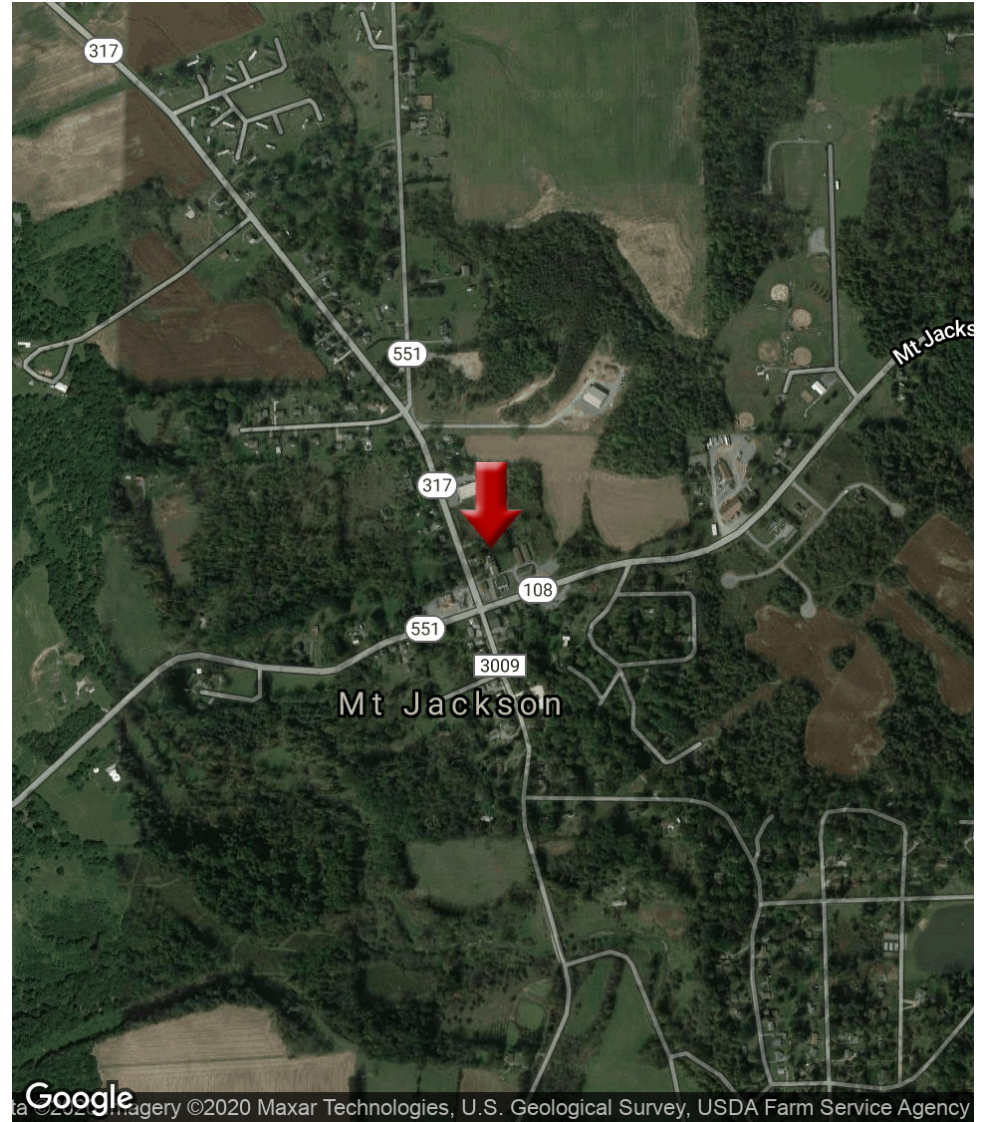
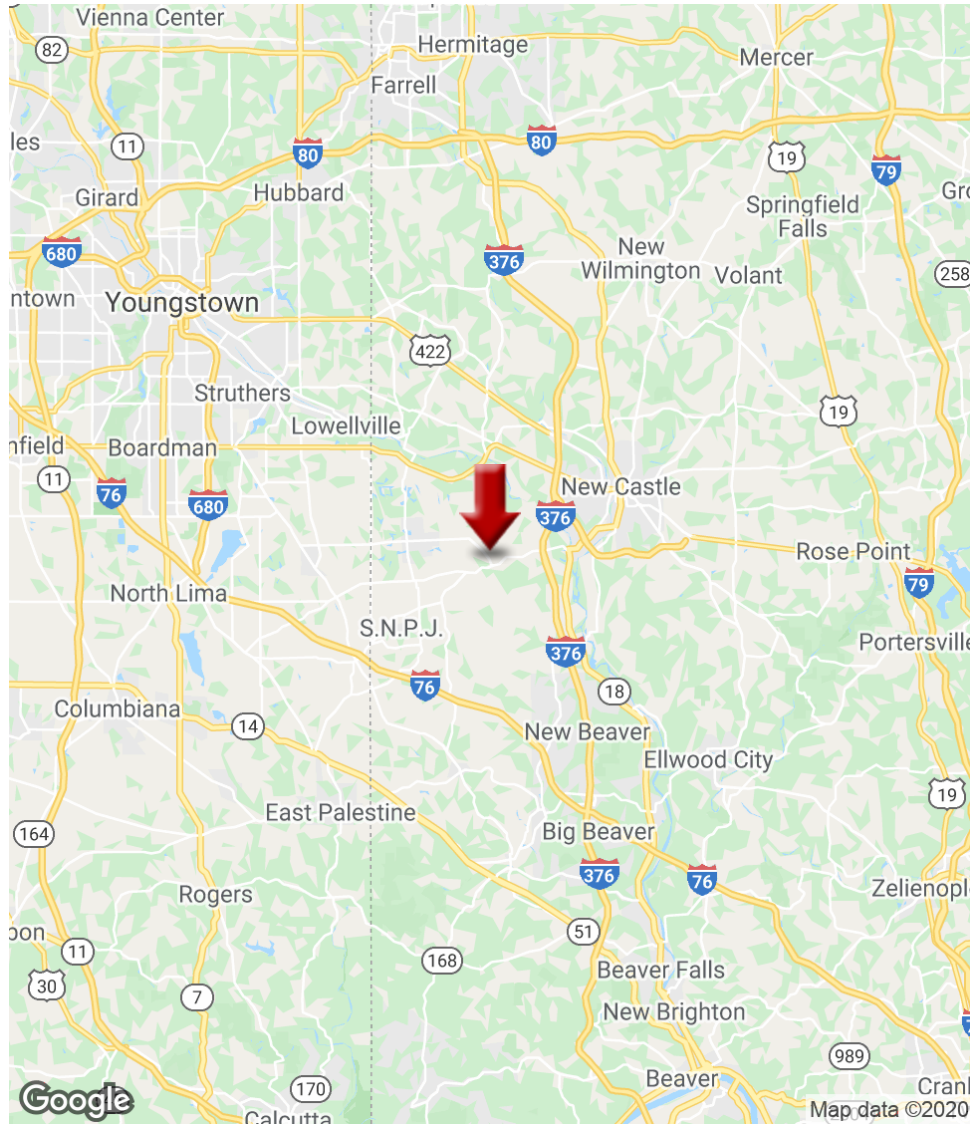
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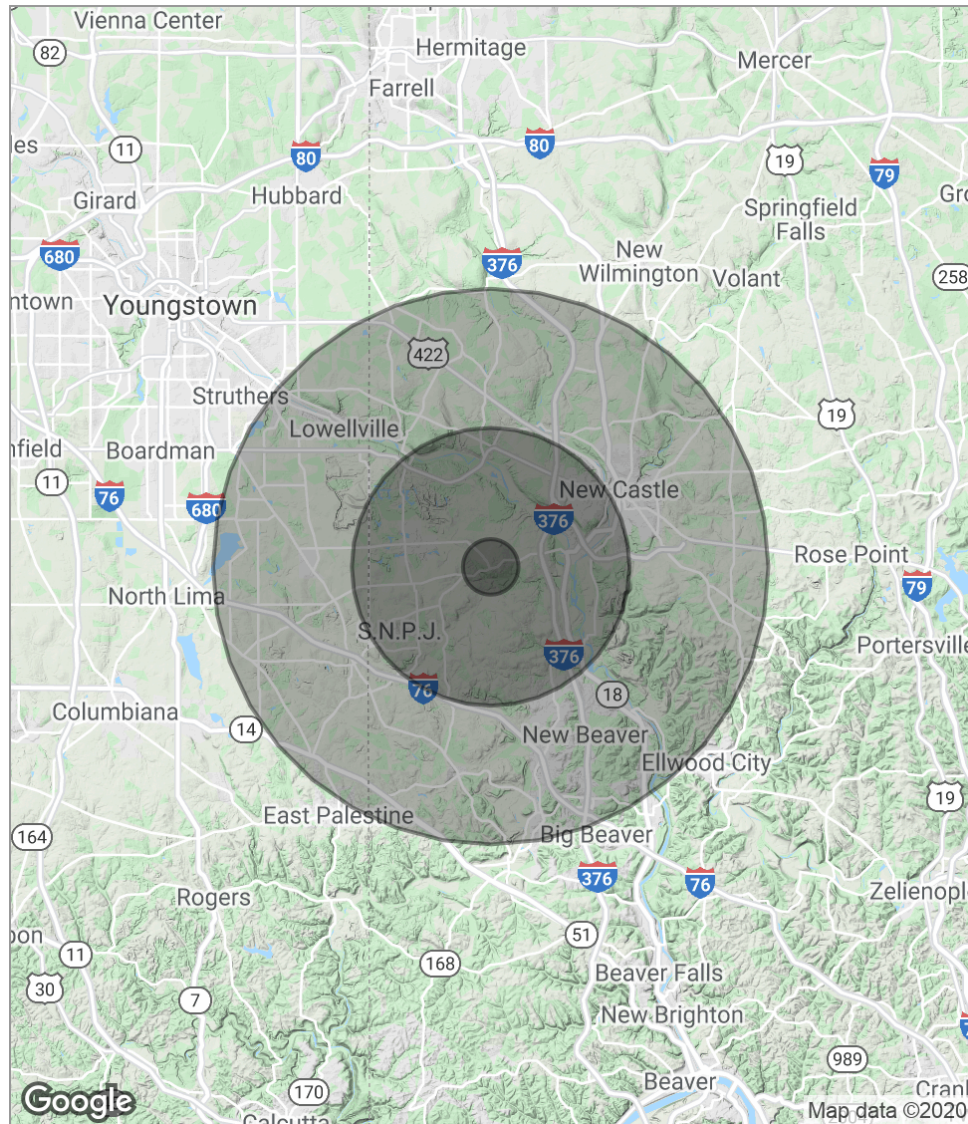
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,120	40,467	88,189
Median Age	40.6	42.8	43.6
Median Age (Male)	36.8	41.4	42.0
Median Age (Female)	41.6	44.2	45.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	407	16,468	35,993
# Of Persons Per HH	2.8	2.5	2.5
Average HH Income	\$44,962	\$44,071	\$53,562
Average House Value	\$156,602	\$100,634	\$127,235

* Demographic data derived from 2010 US Census

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