

908-914 Island Ave.
McKees Rocks

PROPERTY

Colliers

914

908

An aerial photograph of Pittsburgh, Pennsylvania, showing the city's skyline and several bridges crossing the Allegheny River. The foreground features the large, steel truss structure of the Roberto Clementi Bridge. In the middle ground, the yellow suspension bridge of the Roberto Clementi Bridge is visible. In the background, the city's skyline is set against a backdrop of hills with trees in autumn colors. The text 'Market Overview' is overlaid in the center of the image.

Market *Overview*

Pittsburgh: *Quick Stats*

Consistently ranking as one of the best U.S. cities to live, work, and visit, Pittsburgh offers a safe, culturally diverse, and affordable quality of life that attracts a wide variety of demographics to reside within its many thriving neighborhoods.



PGH Metro Area Population
2.4 Million



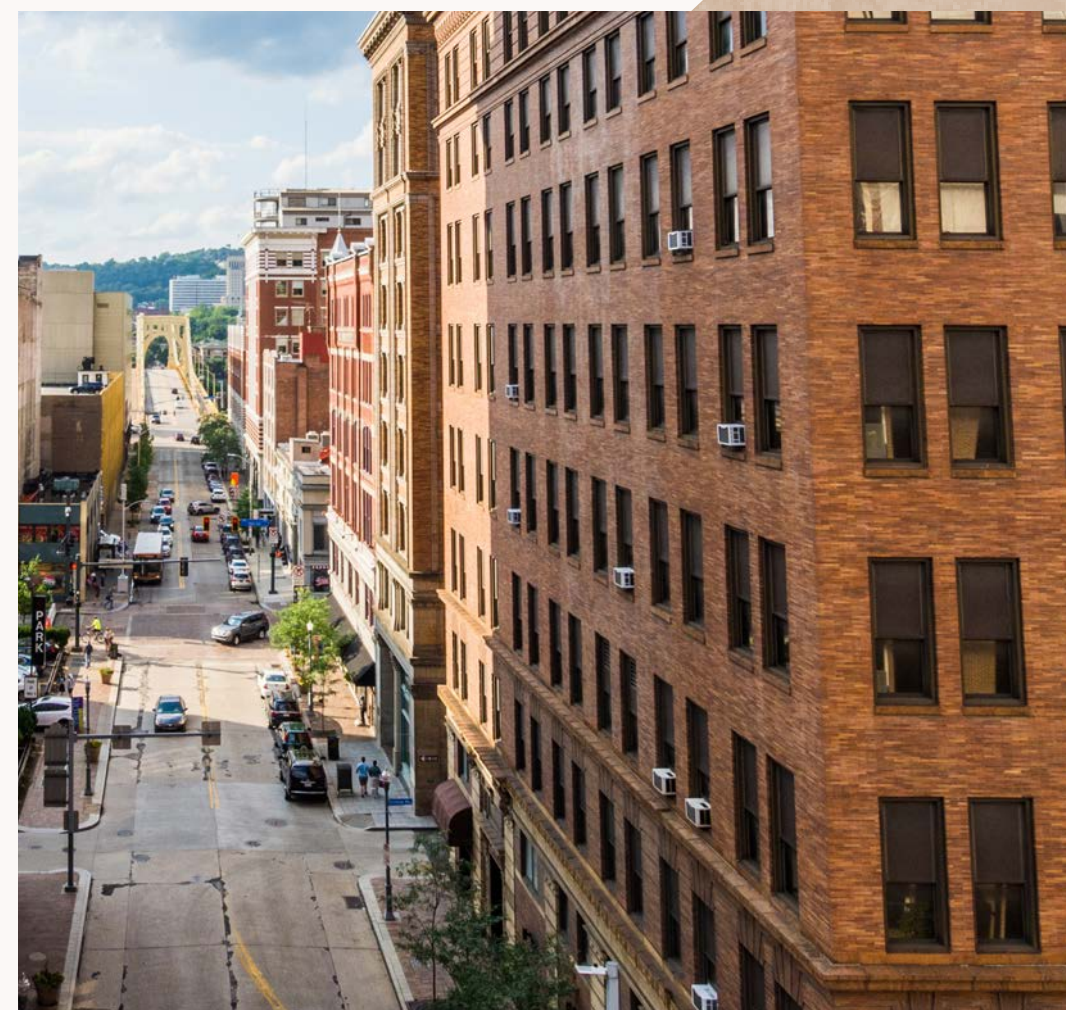
United States'
19th Largest
Metropolitan Area



3-Bedroom Home
Median Rent
\$1,650



Rental Rate
Y-O-Y Increase
6%



- The city of Pittsburgh placed in the top 25 'most livable U.S. cities.'

Smart Asset, 2024

- Pittsburgh placed #7 on a list of 15 best U.S. cities to 'launch a career in.'

LinkedIn, 2023

- The 'Burgh was named Pennsylvania's 'best travel destination.'

Travel Pulse, 2024

- Pittsburgh ranked #1 out of 100 in 'shortest commute times.'

Moovit, 2023

"As part of flyover country, Southwestern Pennsylvania is loaded with university intellectual property, startup support resources and talent."

- CATHERINE V. MOTT

*BLUETREE CAPITAL GROUP, BTVC FUND I,
BLUETREE VENTURE FUND I & BLUETREE ALLIED ANGELS*

Local Employment

COMPANY NAME	LOCAL EMPLOYEES	INDUSTRY
UPMC	55,700	Healthcare
U.S. Govt	18,844	Fed. Govt
Highmark Health	17,835	Healthcare
Commonwealth of PA	15,473	State Govt
University of Pittsburgh	13,538	Education
PNC Bank	11,300	Finances
Giant Eagle	11,226	Retail
Walmart, INC.	10,300	Retail
BNY Mellon	7,000	Finances
Allegheny County	6,318	Civil Services
Carnegie Mellon Univeristy	5,488	Education
Eat N' Park	4,313	Food Service
Excelsa Health	4,300	Healthcare
Pittsburgh Public Schools	4,192	Education
United States Steel Corp.	3,750	Manufacturing



The University of Pittsburgh Medical Center employs 87,000 people across the globe.



Wallet Hub ranked PGH 5th out of 100 U.S. metros for 'best cities for STEM employment opportunities.'



The Pittsburgh Downtown Partnership currently reports 294,029 jobs within city limits.



Nine Fortune 500 companies are based in Pittsburgh.



The economy is primarily driven by Education, Tech, Healthcare, Energy, and Light Manufacturing

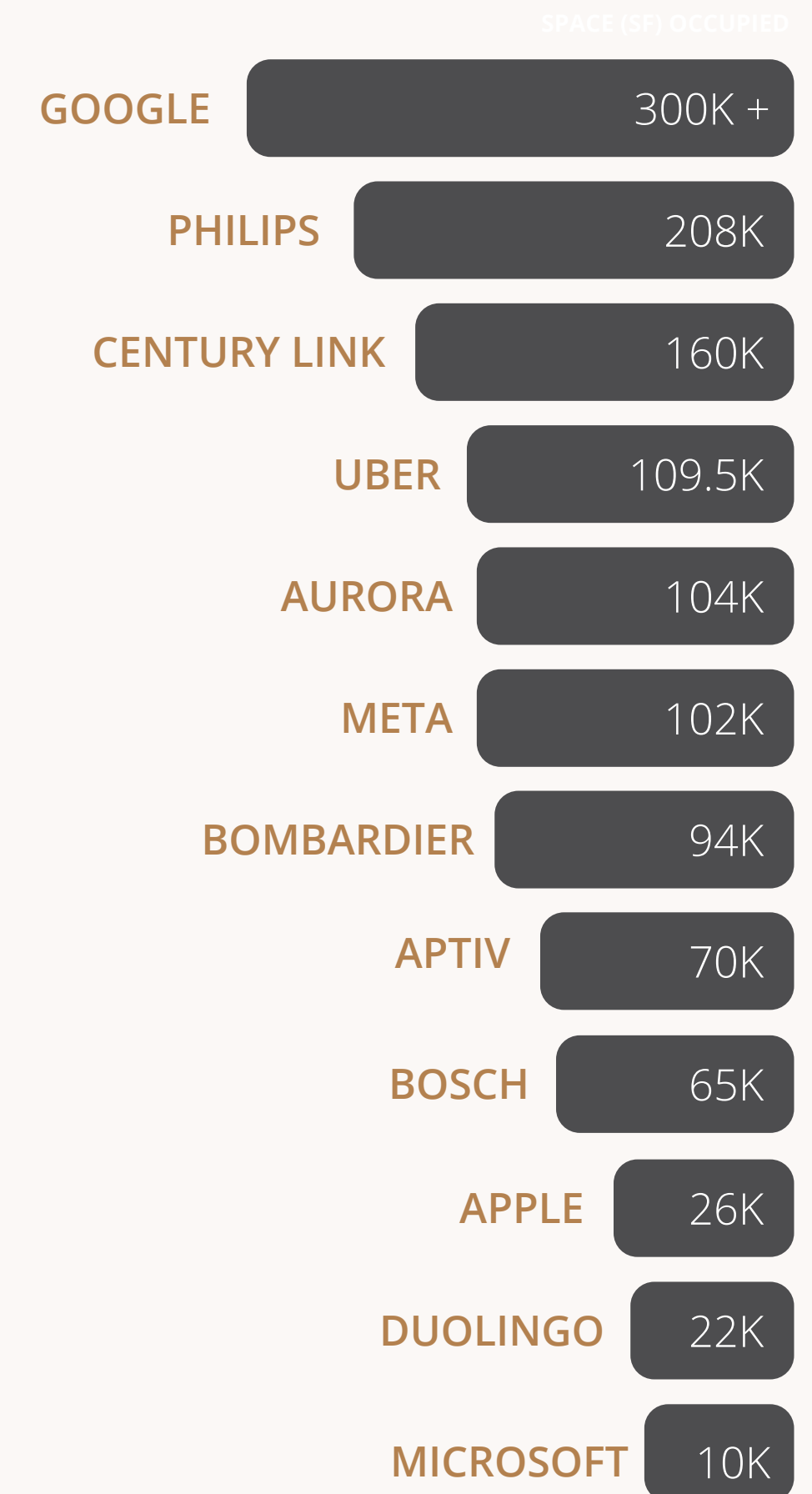
An Emerging Tech Hub

Pockets of Pittsburgh now resemble a small-scale Silicon Valley with fast-growing tech businesses that have attracted billions of dollars in private financing and talented young professionals.

Much of the new activity springs directly from the artificial intelligence and machine learning technologies pioneered at Carnegie Mellon University and the University of Pittsburgh, premiere academic institutions that have helped transition the city from industrial giant to technology titan.



NOTABLE TECH COMPANIES Located in Pittsburgh



CARNEGIE MELLON UNIVERSITY is a U.S. leader in computer science and artificial intelligence graduate degrees.



OVER 12 REGIONAL ORGANIZATIONS support the robotics ecosystem, including Pittsburgh Robotics Network and the Pittsburgh Tech Council.



THE CITY OF PITTSBURGH is emerging as one of the world's engineering hubs for self-driving car tech.

Education System

Pittsburgh is home to several prestigious universities, including the University of Pittsburgh, Carnegie Mellon University, and Duquesne University. These academic institutions are leading centers of research and innovation, consistently attracting top talent from around the world. The education industry in Pittsburgh is a significant contributor to the regional economy, with over 60,000 students enrolled in area colleges and universities.

Carnegie Mellon University

#25 ON 2020 LIST
of best national
universities

U.S. News & World Report

University of Pittsburgh

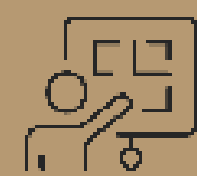
#1 ON TOP 10 LIST
of public colleges in
the northeast

Wall Street Journal

Duquesne University

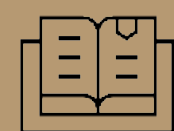
#1 ON 2020 LIST
of best value
schools

U.S. News & World Report



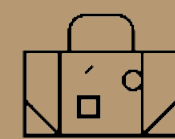
CARNEGIE MELLON UNIVERSITY

is the #1 artificial intelligence graduate program in the U.S.



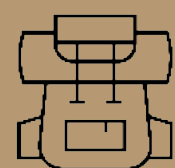
PITTSBURGH CLAIMS THE

5th largest share of college-educated millennials in America.



THE UNIVERSITY OF PITTSBURGH

is one of the largest non-government employers within the region.



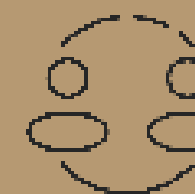
234,000 STUDENTS

fuel a growing community of young professionals.



HOME TO 34

colleges and universities that are located within the Pittsburgh metropolitan area.



PITTSBURGH RETAINS

50% of its college graduates, and has launched programs to connect students with local resources.

REGIONAL LIFE SCIENCE SUPPORT ORGANIZATIONS

**PITTSBURGH
REGION**



innovation
works

LIFE
SCIENCES PA



PITTSBURGH
INNOVATION
DISTRICT

Life Sciences

In a world where health and safety are considered increasingly paramount, the region's advancements in biotech, therapeutics, pharmaceuticals, and medical devices attract both global talent and billions in research and development investments.

Pittsburgh recorded 6,800 life sciences jobs in 2018, with the average wage in the industry starting at \$80,913. Between 2008-2018, 237 company expansions occurred, 22,378 industry jobs were created, and \$4 billion in capital investment was secured.

CARNegie SCIENCE CENTER

"Pittsburgh is one of the only regions with a top-ranked medical research school, a top-ranked integrated healthcare system, a top-ranked computer science school, and a supercomputer."

— *Serial Life Science Entrepreneur*



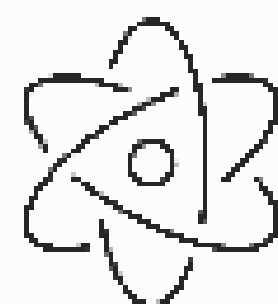
\$3 BILLION IN INVESTMENTS

awarded to regional research and development efforts.



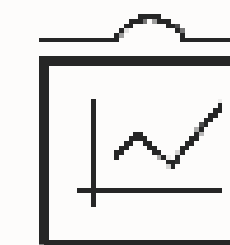
\$714 MILLION IN GRANTS AWARDED

to the Pittsburgh area by the National Institute of Health.



THE UNIVERSITY OF PITTSBURGH

is ranked 9th nationally in Life Sciences R&D Expenditures.



NEARLY \$1 BILLION INVESTED

in 56 active venture and angel-funded firms, expanding a regional start-up culture.

An aerial photograph of a residential neighborhood. The foreground and middle ground are filled with multi-story brick buildings, likely row houses or townhomes, with numerous windows. A street with a stop sign and several parked cars is visible. In the background, a densely wooded hillside rises, with a few buildings and utility towers visible on the crest. The overall lighting is warm, suggesting late afternoon or early morning.

Neighborhood *Overview*

McKees Rocks

A small Allegheny County borough situated just outside Pittsburgh, McKees Rocks is home to a diverse community of roughly 6,000 residents, offering a small-town feel as an alternative to city living.

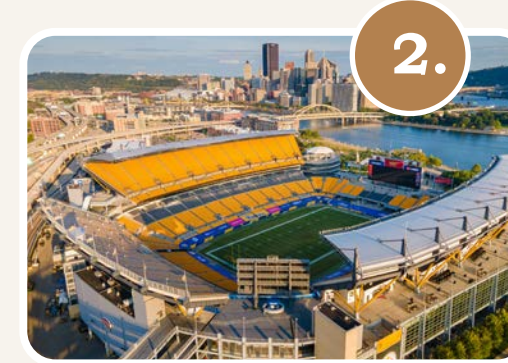
The housing market features an affordable mix of older homes and new developments, attractive to first-time homebuyers and local renters. Several small businesses add to the area's charm, providing residents with dining, retail, and entertainment options.

The borough is well-connected to the rest of the region, with near immediate access to major highways, including I-79 and I-376. Downtown Pittsburgh is just a 15-minute commute, making McKees Rocks a convenient option for residents that enjoy a smaller community while still having access to the city's cultural amenities and job opportunities.

Nearby Amenities



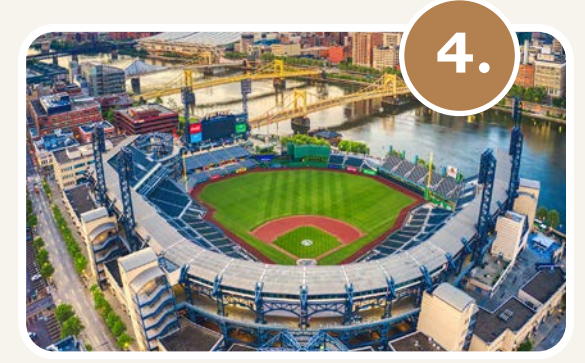
1. THREE RIVERS CASINO



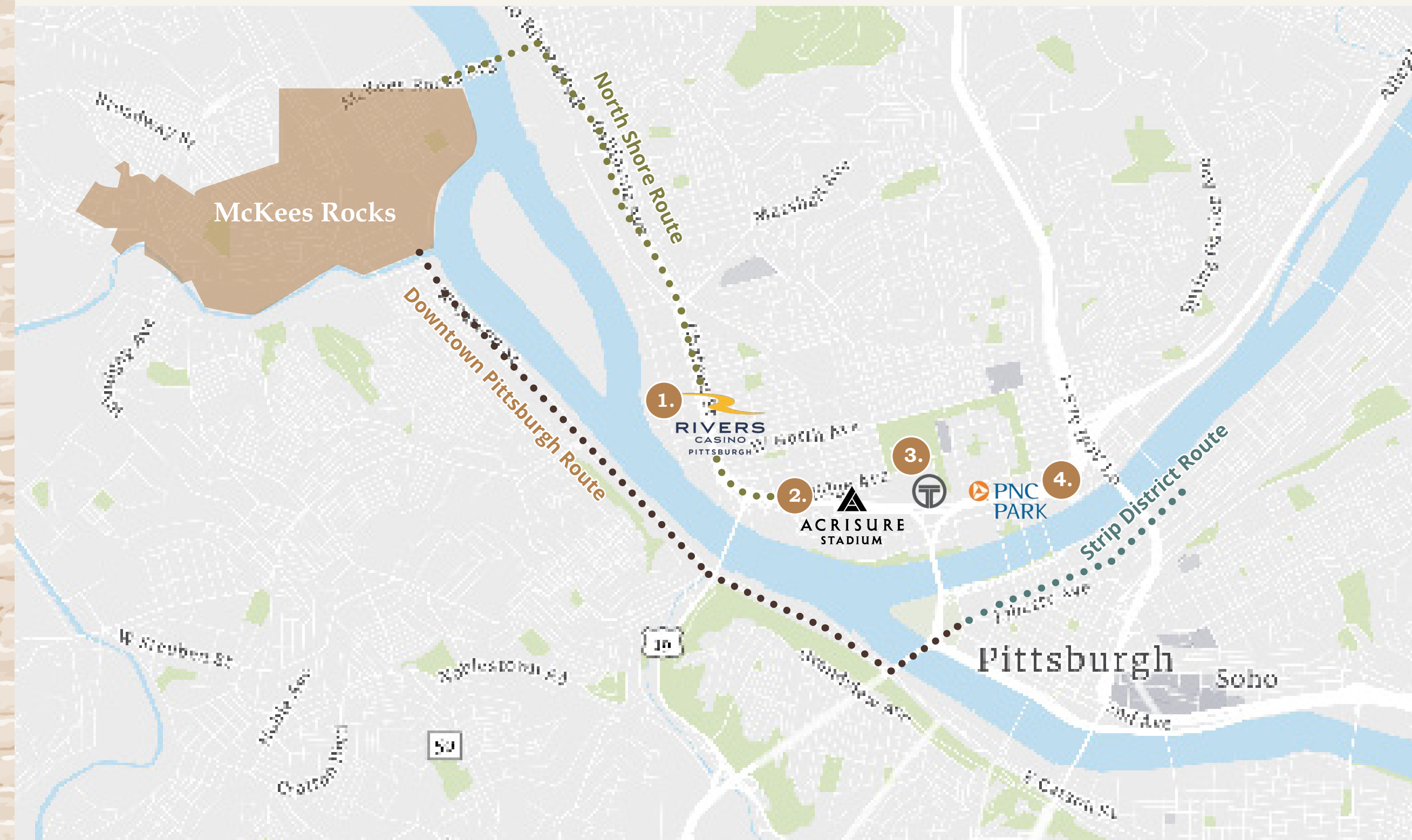
2. ACRISURE STADIUM



3. NORTH SIDE STATION



4. PNC PARK



Neighborhood Accessibility



DOWNTOWN PITTSBURGH
4.2 miles
11-minute drivetime



NORTH SHORE
5.3 miles
12-minute drivetime



STRIP DISTRICT
6.2 miles
14-minute drivetime

Living in *McKees Rocks*

With an emerging arts and entertainment scene, business district revitalization, industrial development on riverfront property and appealing proximity to downtown Pittsburgh, McKees Rocks is an up-and-coming neighborhood bursting with energy. As strategic projects and initiatives transform the area, McKees Rocks and Stowe Township (Sto-Rox) are becoming increasingly attractive choices for prospective residents.

Known for its host of art and music venues, McKees Rocks is a popular entertainment destination: The Parkway Theater, Rocks Landing, The Roxian Theater, and Father Ryan Arts Center are just a few of the established businesses fueling the area's thriving artistic community.

Residents of McKees Rocks have excellent access to recreational opportunities, living in close proximity to Sheraden and Fairhaven Park: both green spaces offer locals numerous activities and amenities including sports fields, athletic courts, swimming pools, playgrounds, and walking trails. The adjacent Ohio River and Chartiers Creek also provide boating, fishing, and kayaking opportunities.

Neighborhood highlights



Black Forge Coffee

A metal-themed cafe, roastery, and music venue with plans to expand the 6,000 SF building to include a coworking and art gallery space.



Roxian Theatre

Formerly a classic movie house theatre, the Roxian is a now Live Nation venue hosting concerts, social gatherings, corporate events, and weddings, in a newly renovated space.



Sheraden Park

A forested park with playgrounds, walking trails, sports fields, a skate park, and swimming pool that is undergoing significant development planning for added improvements.



Mancini's Bakery

In operation for nearly 100 years, Mancini's is a Pittsburgh staple: baking over 10,000 loaves a day and distributing to retailers and restaurants all over the Pittsburgh region.



Vietmeier Golf Center

Owned and operated by PGA Professional Ed Vietmeier, the McKees Rocks facility offers player development, training, and practice areas for golfers of all ages and skill level.

An aerial photograph of an industrial and residential area. A river flows along the left side, with a railroad crossing in the lower-left. Multiple railroad tracks run vertically through the center-right. The area is filled with various buildings, parking lots, and streets. The text 'Property Overview' is overlaid in the center in a white serif font.

Property *Overview*

Property Photos



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