



8.92 AC Development
Pad Ready Sites Available

Sewickley Pointe

1723 Mt Nebo Road Sewickley, PA 15143



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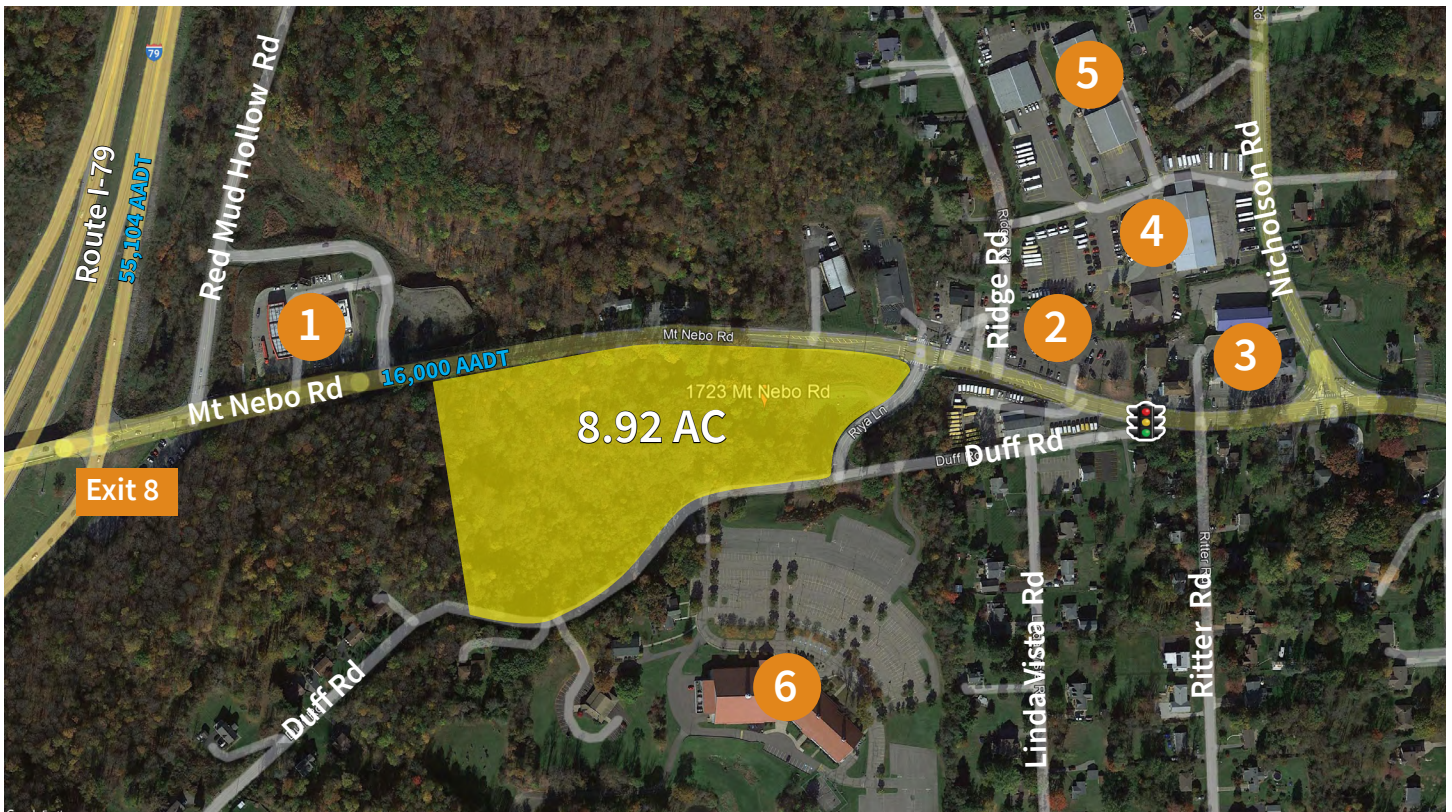
1723 Mt. Nebo Road

Pad Ready Sites Available | Sewickley, PA

8.92 AC Development

1723 Mt Nebo Road is a 8.92-acre development located directly off the Interstate I-79 - at Exit 68. It also has easy access from exit 8 off of Route -279. The land plot is located in close proximity to a Sheetz retailer that provides high traffic.

Notable businesses within the Sewickley Trade Area include: Sheetz, Andora restaurant, Goodfellas Draft House restaurant and bar, Lenzer Tour and Travel Coach bus service, Organizing Options, Don's TV Services and the Ohio Township Police Department.



Legend

- 1 - Sheetz
- 2 - Andora restaurant
- 3 - Goodfellas DraftHouse
- 4 - Lenzer Tour/Travel Coach
- 5 - Ohio Township Police
- 6 - Christ Church at Grove Farm

Sewickley is a borough in Allegheny County, Pennsylvania, 12 miles west northwest of Pittsburgh along the Ohio River. It is a residential suburb of Pittsburgh.



Located in the desirable area of Sewickley



Highly visible from Mt Nebo Road



Build to Suit or Ground Leases available



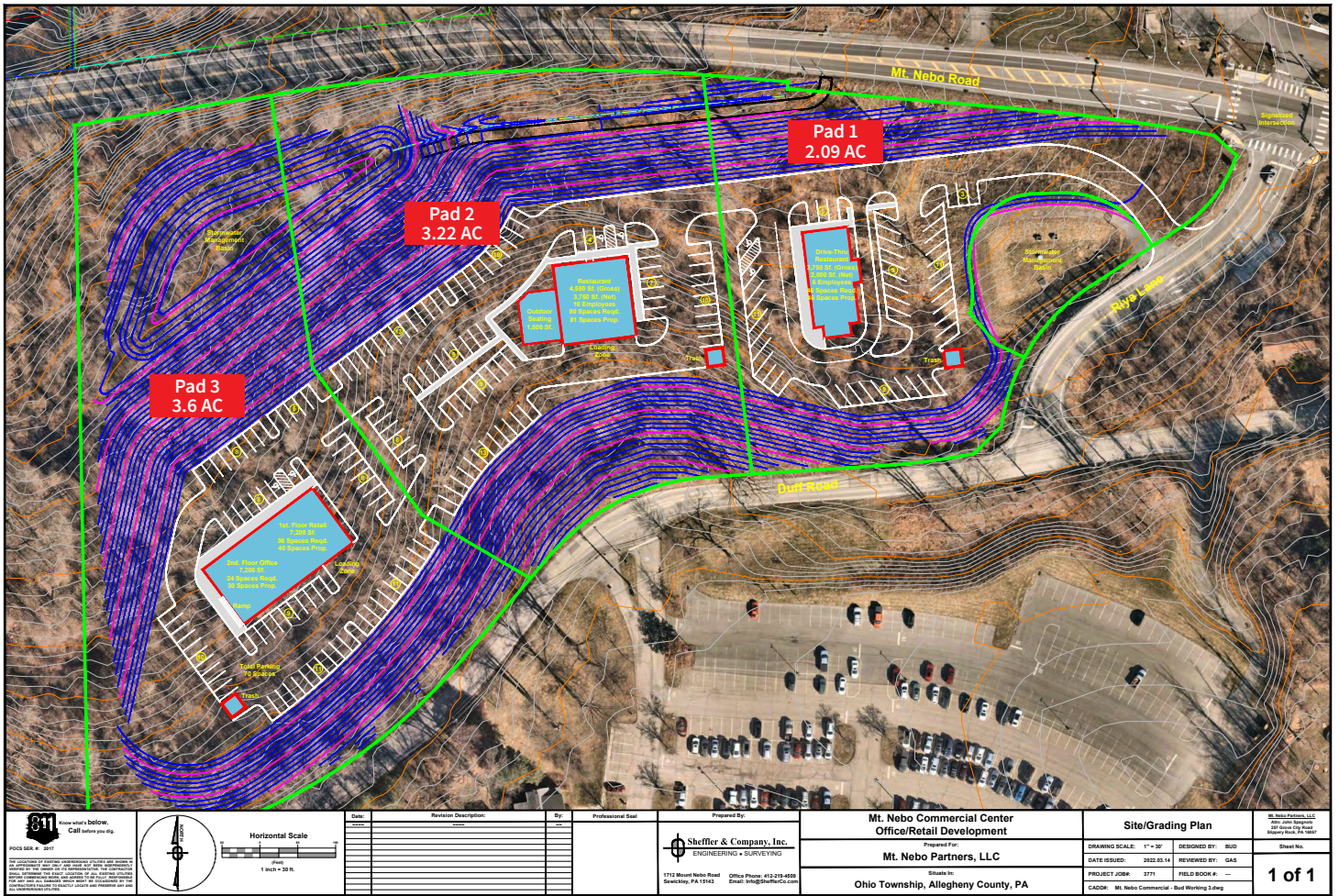
Pad ready sites available

DISCLAIMER

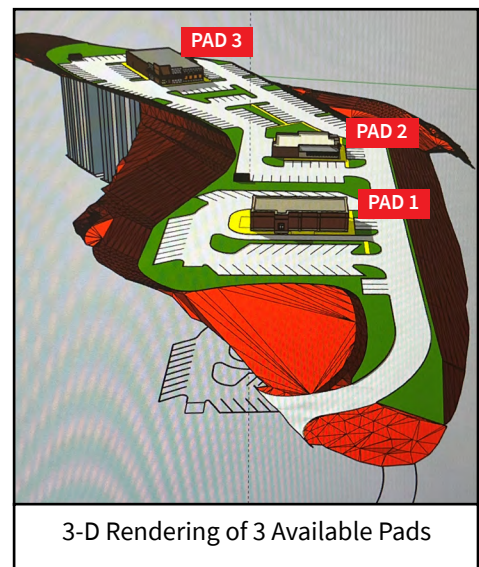
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1723 Mt. Nebo Road

Pad Ready Sites Available | Sewickley, PA



- 8.92 AC under construction
- Build to Suit or Ground Leases
- 3 pads available for sale or lease
- Located at signalized light from Mt Nebo Road
- 587 yards of frontage space on Mt. Nebo Road



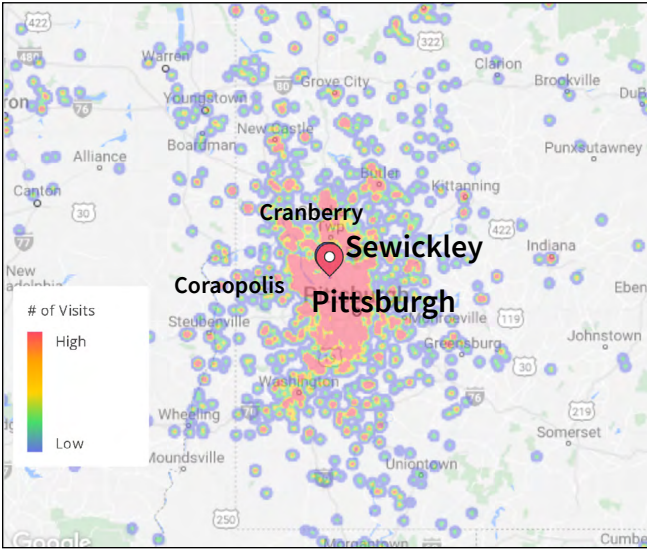
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Trade Area

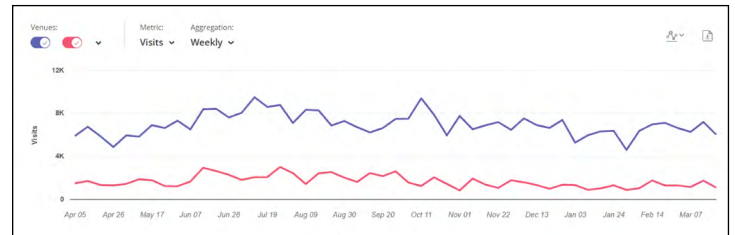


1616 and 1910 Mt Nebo Road, Sewickley, PA
 Based on visitor home locations; May 27, 2021- May 27, 2022.
 Data provided by Placer Labs Inc. (www.placer.ai)

Demographics	3-mile	5-mile	7-mile
2021 Population	20,019	95,053	211,903
Median Age	44.7	46.0	43.8
Average HH Income	\$147,380	\$114,799	\$106,215
2021 Wealth Index	205	147	130

Source: Esri, 2022

Visits Trend



Typical Visitor Persona

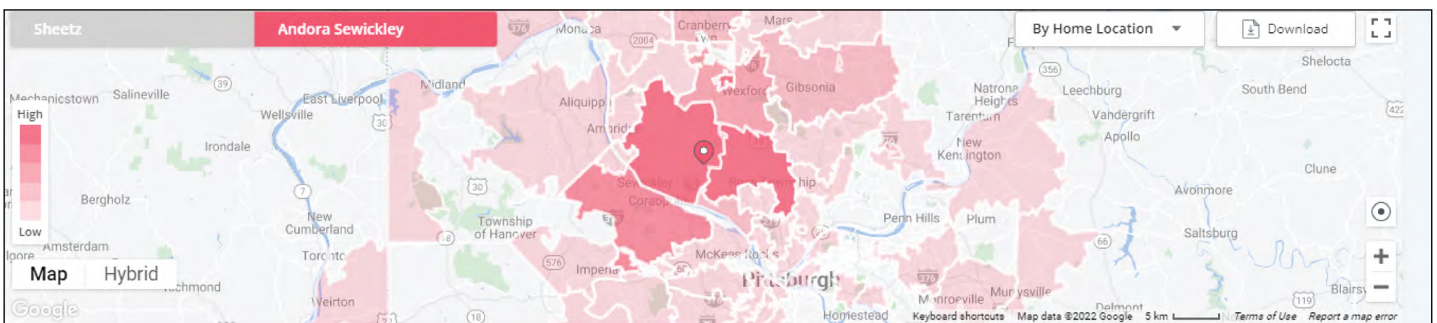
Sheetz

Ethnicity	White
Income	\$75K - \$100K

Andora Sewickley

Ethnicity	White
Income	\$200K

Top Zip Codes



Sheetz			Andora Sewickley		
Rank	Zip Code	City, State	Rank	Zip Code	City, State
1	15237	Pittsburgh, PA	1	15237	Pittsburgh, PA
2	15143	Sewickley, PA	2	15143	Sewickley, PA
3	15108	Coraopolis, PA	3	15108	Coraopolis, PA
4	15202	Pittsburgh, PA	4	15090	Wexford, PA
5	15317	Canonsburg, PA	5	15202	Pittsburgh, PA
6	15301	Washington, PA	6	15044	Gibsonia, PA
7	15090	Wexford, PA	7	16066	Cranberry Township, PA