AVAILABLE

Vacant Land

1509 Lincoln Highway **Allegheny County** North Versailles PA 15137



SITE:

•This 178.57 acre site has many uses: (Retail/Office/Residential)

(Opportunity Zone Property)

•All public utilities available

•Frontage on US Route 30 & SR Route 48

•Other Retailers: Home Depot, Super K-Mart, Giant Eagle, Aldi Supermarket, Dunhams, Big Lots, Phoenix Big Cinemas-22 screens, Ultimate Air-

Indoor Trampoline Park

SIZE: Approximately 178.57 Acres Total (Will Sub-Divide)

ZONING: General Retail/Residential

Along SR Route 48 & US Route 30 entrance

SIGNAGE:

TRAFFIC LIGHT: Planned for U. S. Route 30 and Naser Roads

LOT &

BLOCK: 645-C-45/644-M-200

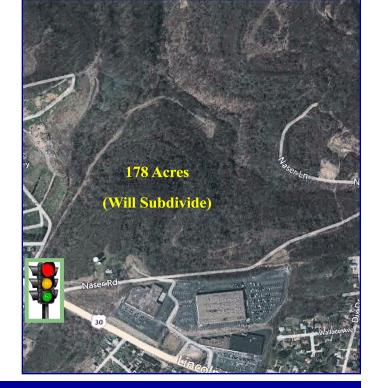
ACCESS: Property intersects SR Route 48 & US Route 30 and within minutes of Route 22 Business District,

PA Turnpike, and Route 376 Parkway East

LOCAL TAX ASSISTANCE:

Project specific LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (LERTA) program is available.

Demographics 1 Mile 3 Mile 5 Mile 2023 Population 3.249 34.447 124,426 Median HH Income \$59.800 \$55,133 \$52,836





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