

AVAILABLE Vacant Land

1509 Lincoln Highway
Allegheny County
North Versailles PA 15137

**5-10 YEAR TAX ABATEMENT AVAILABLE
ALL THREE TAXING BODIES
COUNTY/SCHOOL/TOWNSHIP**

(Underway)
Signal and Turning
Lane at entrance to
property at Route
30



**NORTH VERSAILLES TOWNSHIP
IS AN "OPPORTUNITY ZONE"
APPROVED IN SOUTHWESTERN PA**

- 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
- SIGNAGE:** Along SR Route 48 & US Route 30 entrance
- 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



CONTACT:
David Hanley
Broker
412.261.6532 x237
david@prudentialrealty.com

PRC Commercial
3700 South Water Street
Suite 105
Pittsburgh, PA 15203
www.prudentialrealty.com

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.