



BERKSHIRE HATHAWAY
HomeServices
The Preferred Realty

Enclave at HighPointe

Route 228 and High Pointe Drive
Seven Fields, PA 16046



Nancy Kaclik, REALTOR®
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NancyKaclik@TPRSold.com

Cranberry Office
730 Parkwood Drive • Cranberry Twp

Enclave at HighPointe

Three Commercial Lots in Seven Fields Boro



SOLD!



NOW LEASING!



AVAILABLE!

Lot 1: \$1,750,000 - 0.70 acres ****SOLD!**
Proposed for drive-thru business (coffee shop, bank or eatery)

Lot 13: Retail and Restaurant Space with Available Liquor License ****NOW LEASING!**
Now doing custom build out for leasees!

Lot 14: \$1,100,000 - 1.38 acres ****AVAILABLE FOR SALE OR LEASE!**
Proposed for 3-story medical/professional office building

Prime spot with high visibility for businesses at intersection of Route 228 and High Pointe Drive with 4-way traffic light at intersection. The Enclave at HighPointe is a brand new development that will include luxury townhouses, a retail shopping center, restaurant, bank with a drive-thru, medical or professional office building, etc.

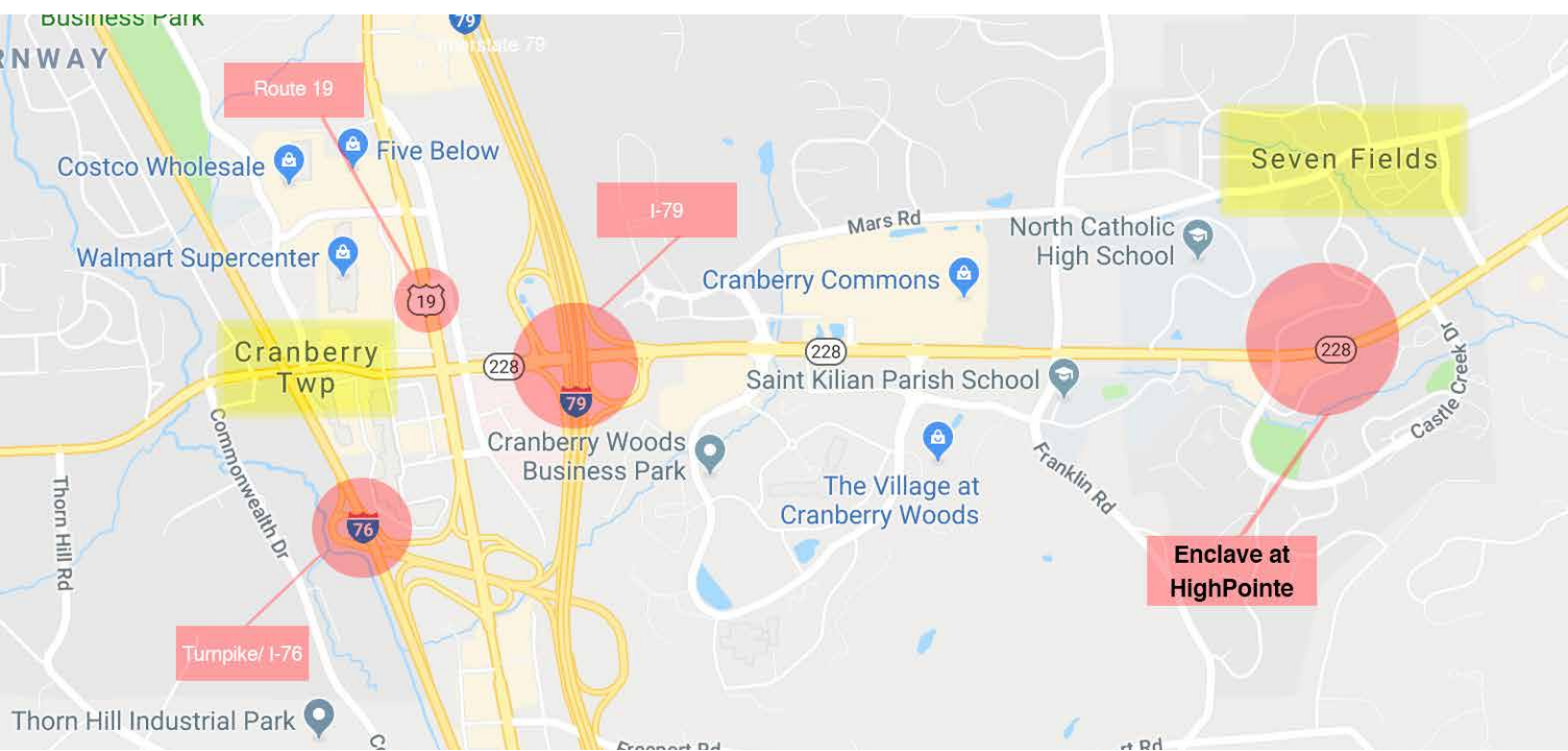
Zoned PEDD: Planned Economic Development District.

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Site Vicinity Map and Details



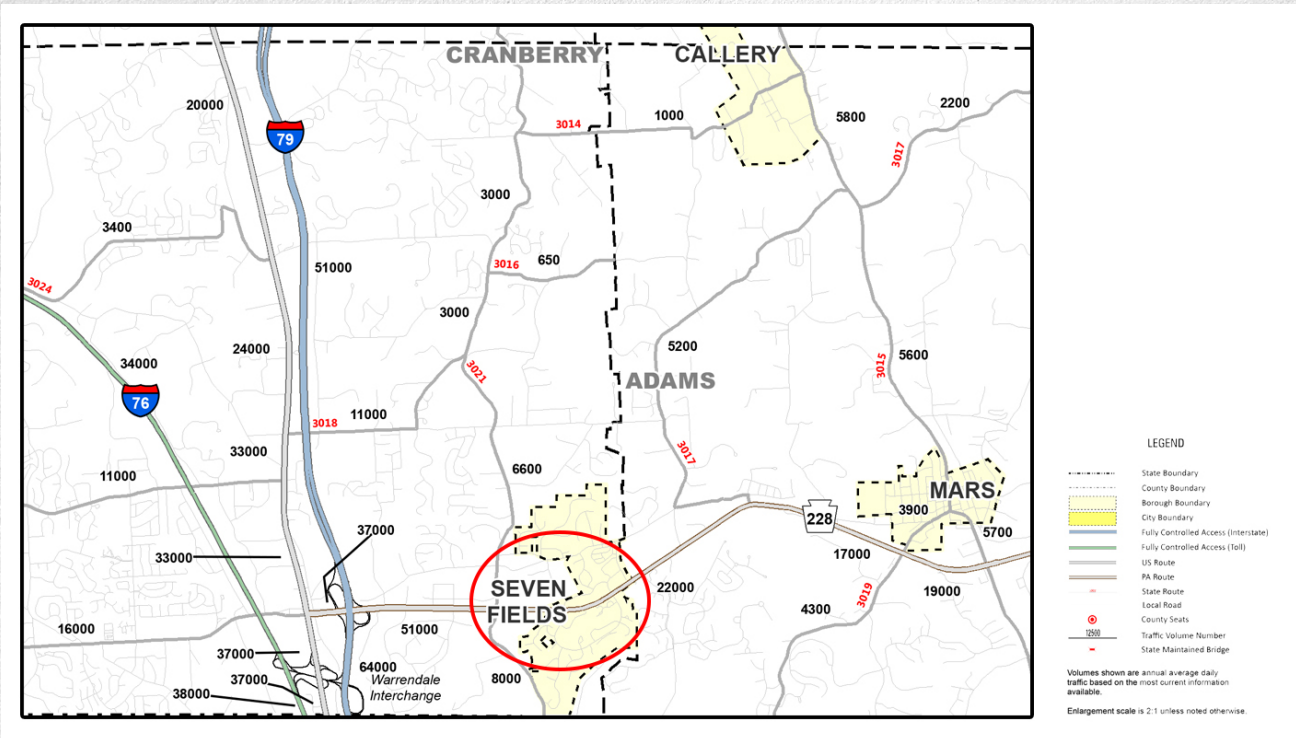
Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Retail, Office, Restaurant
Development Acreage:	9.106 AC
Commercial Lots Available:	3
Zoning Description:	PEDD- Planned Economic Development District
APN/Parcel ID:	505-S1-KD-0000

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Traffic Information for Site Area



Community Information for Site Area

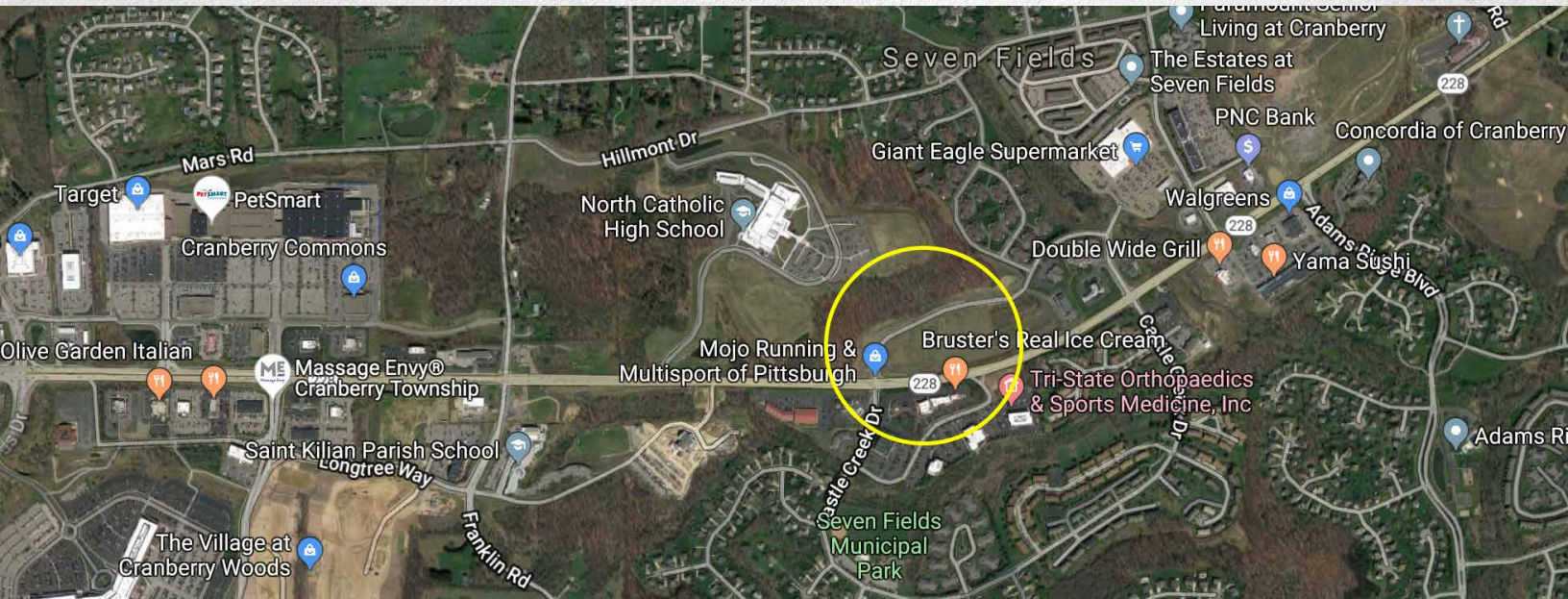
	Adams	Seven Fields	Cranberry
Population:	14,015	2,777	31,560
Median Home Value:	\$365,700	\$323,898	\$279,700
Median Household Income:	\$117,790	\$109,343	\$101,342
Median Persons Per Household:	2.68	2.57	2.6
Median Age:	36 years old	37.4 years old	40 years old
Persons Under 5 years old:	04.8%	N/A	06.6%
Persons Under 18 years old:	24.9%	29.2%	25.8%
Persons Over 65 years old:	13.6%	05.7%	11.3%
Male to Female Ratio:	50.3 : 49.7	46.5 : 53.5	50 : 50
Population Growth (2010-2018):	20.2% +	39.8% +	12.5% +

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Satellite Map and Survey



Site Vicinity Map and Details



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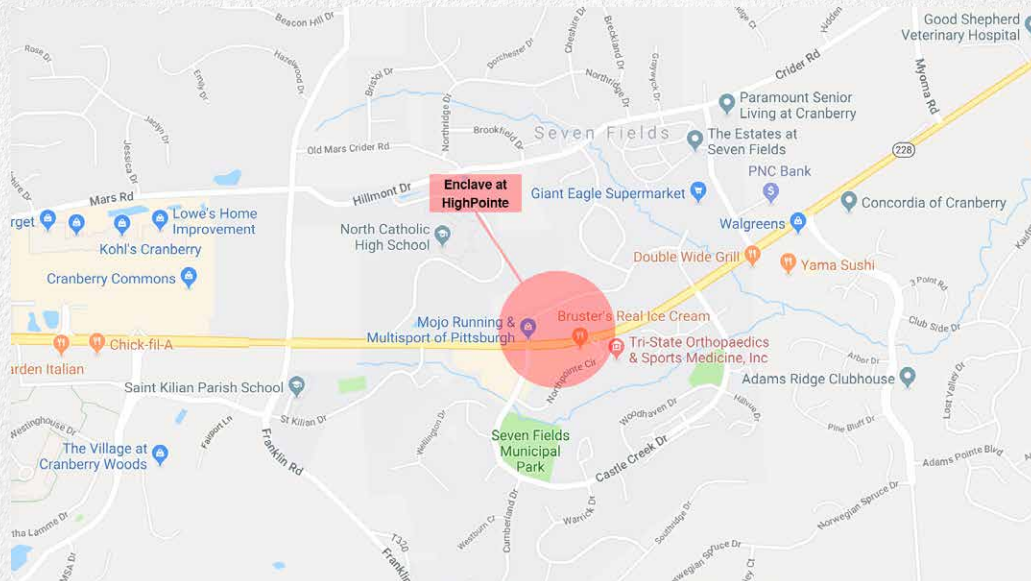
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Plot Plan and Location



Enclave at HighPointe plot plan



Bustling location, surrounded by an array of other businesses

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Lot 1 • \$1,750,000 • 0.70 Acres



Prime spot for different businesses looking to build at the high traffic intersection of Route 228 and High Pointe Dr. Lot is pad ready with all public utilities already in place at the curb.

Lot 1 has great visibility and is a perfect location for a drive-thru (i.e. bank, eatery, coffee shop, etc.). Route 228 is a heavily traveled road, especially during rush hour, as the I-79 exit is located only 5 minutes away from this location!

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Lot 13 • NOW LEASING



Lot 13 parallels Route 228 and has incredible potential for an array of businesses. Plenty of parking, incorporated green spaces and great visibility with frontage distinguishable from the highly traveled road. Easy access for customers via the four-way traffic light at the corner of Route 228 and High Pointe Dr., this retail strip center will also have built-in customers with the adjacent luxury townhouse community. Just minutes from I-79, this location will easily catch the attention of all the daily commuters going to and from work on a daily basis! Total of 13,987 sq. ft. for Retail Stores and 4,614 sq. ft. for end cap Restaurant. NOW LEASING SPACES. Built-to-suit for your specific needs!

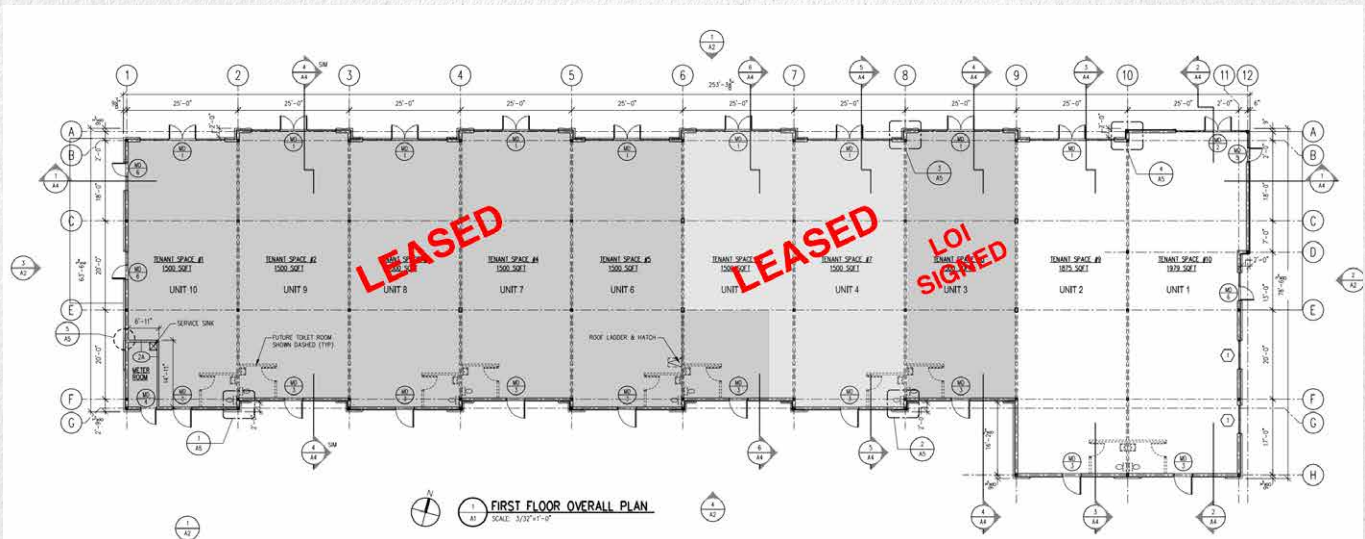
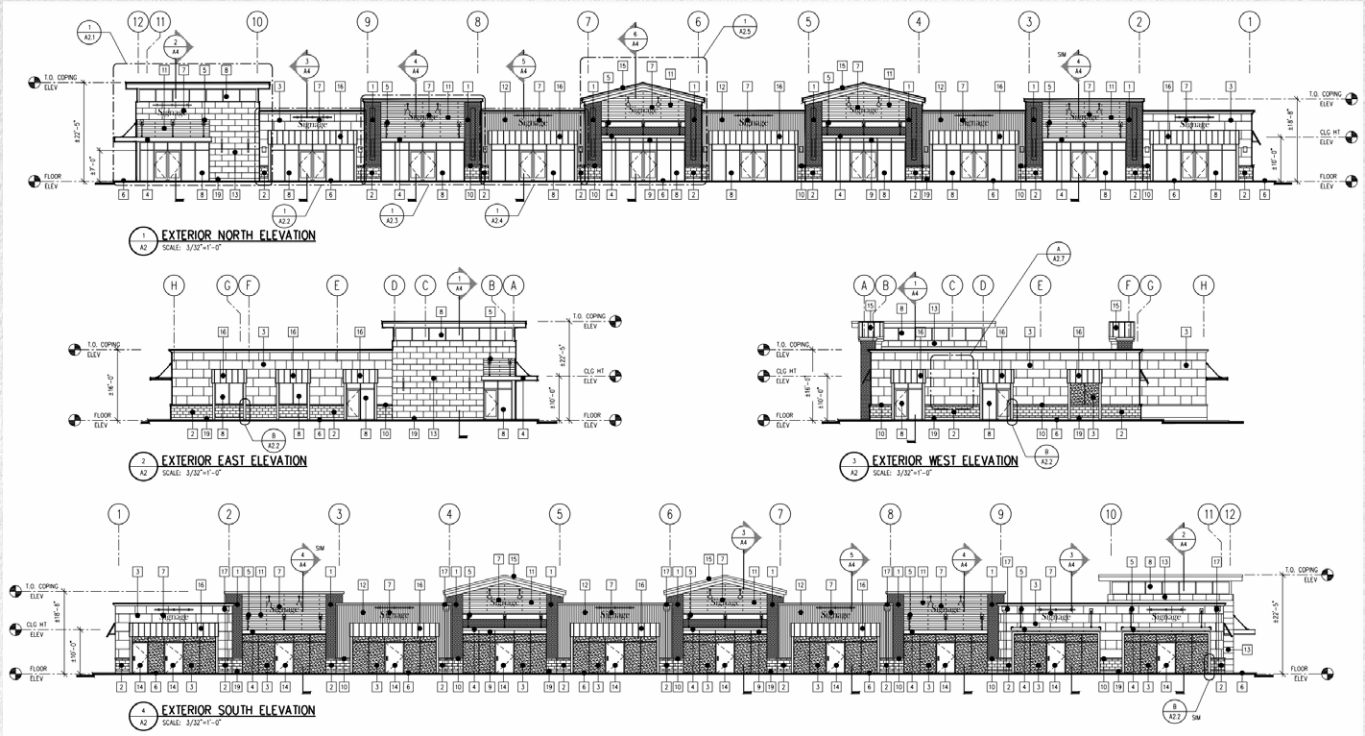
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Lot 13 • Retail Strip Center Elevation Drawing and Floor Plan Layout



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Lot 14 • \$1,100,000 • 1.38 Acres



Prime spot for businesses looking to build at the high traffic and high visibility intersection of Route 228 and High Pointe Dr. in Seven Fields! Located in the new development of Enclave at HighPointe. Lot 14 has a proposed 12,000 sq. ft. building for professional or medical office space spread over 3 floors. All public utilities available at the curb. Adjacent to a retail strip center (Lot 13), a drive-thru bank (Lot 1), and close to additional restaurants, housing developments, and schools. This location is just minutes from I-79 and bustling Cranberry, offering an amazing opportunity for a successful medical practice or an easily accessible and desirable office space.

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Additional Photos and Information



Detail - exterior of end-cap space for proposed restaurant!



Newly paved roads and sidewalks offer easy access to retail shops!

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Interior is ready for build-out! Impressive endcap entrance with tall ceilings and beautiful clerstory windows!



Beautiful all glass store-fronts with ample space for custom signage!

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Back of retail building offers employee/owner entrance with parking and space for secondary signage!



End cap (proposed for restaurant space) lit up at night!

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Easy access for residents! Customers are built right into the development!



Luxury townhouses, adjacent to retail strip center - Residents already moved in & more buildings to come!

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Incredible visibility from busy Route 228 for retail strip center (lot 13)



Route 228 in foreground. Great visibility from highly traveled road and easy access to retail off of Rt. 228

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Multiple views of Enclave at HighPointe and Rt. 228



On Route 228 facing East. Four-way traffic light at Route 228 and High Pointe Drive

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thank you

Any questions or requests for
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