



# PRIME COMMERCIAL LOT **'REDEVELOPMENT OPPORTUNITY'**

**FOR SALE**

4865 Allegheny River Blvd. & Sandy Creek Road  
Verona PA 15147

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Two commercial/retail buildings on prime corner lot - High visibility
- Abundant parking in lots
- 20,641 +/- vehicles per day
- Lot & Block: 293-L-2
- Zoning: M - Mixed Use

## BUILDING SIZE:

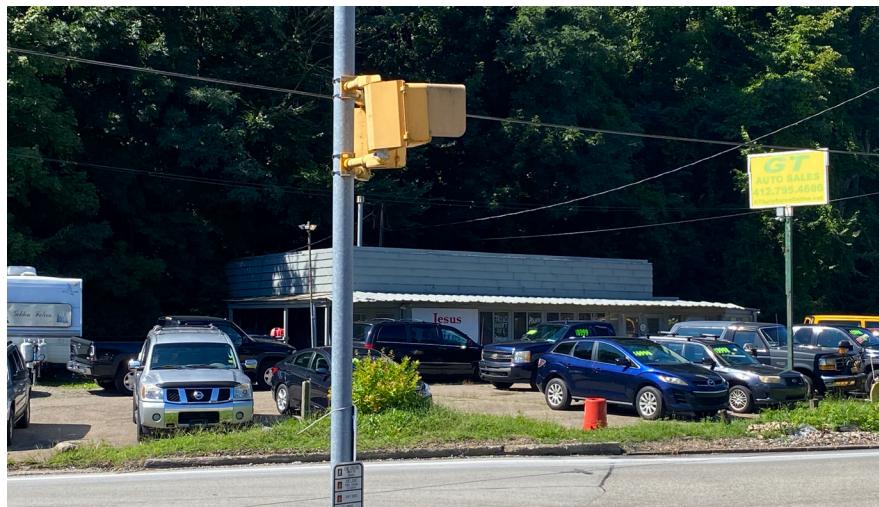
Building A: 300 +/- square feet

Building B: 1,300 +/- square feet



## SIZE OF LOT:

4.6290 +/- acres



## SALE PRICE:

**\$1,200,000**

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	3,957	70,551	209,889
Median HH Income	\$51,766	\$53,508	\$63,702

