

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

3751 GIBSONIA RD, GIBSONIA, PA 15044



2.21 ACRES OF COMMERCIAL LAND FOR LEASE

PROPERTY HIGHLIGHTS

Size	2.21 acres (Parcel No. 1663-R-00109)
Zoning	Commercial
Location Highlights	<ul style="list-style-type: none">Located at a signalized intersection at the corner of Gibsonia Rd/ PA Route 910 and Lakeside Dr
Traffic Count	10,555 ADT along PA Route 910 E/W

DRIVING DISTANCES

PA Route 8	1.9 miles / ±5 minutes
PA Turnpike (PA-76)	2.9 miles / ±7 minutes
Downtown Pittsburgh	16.0 miles / ±31 minutes

DANA L. GRAU, SIOR, CCIM

dgau@lee-associates.com

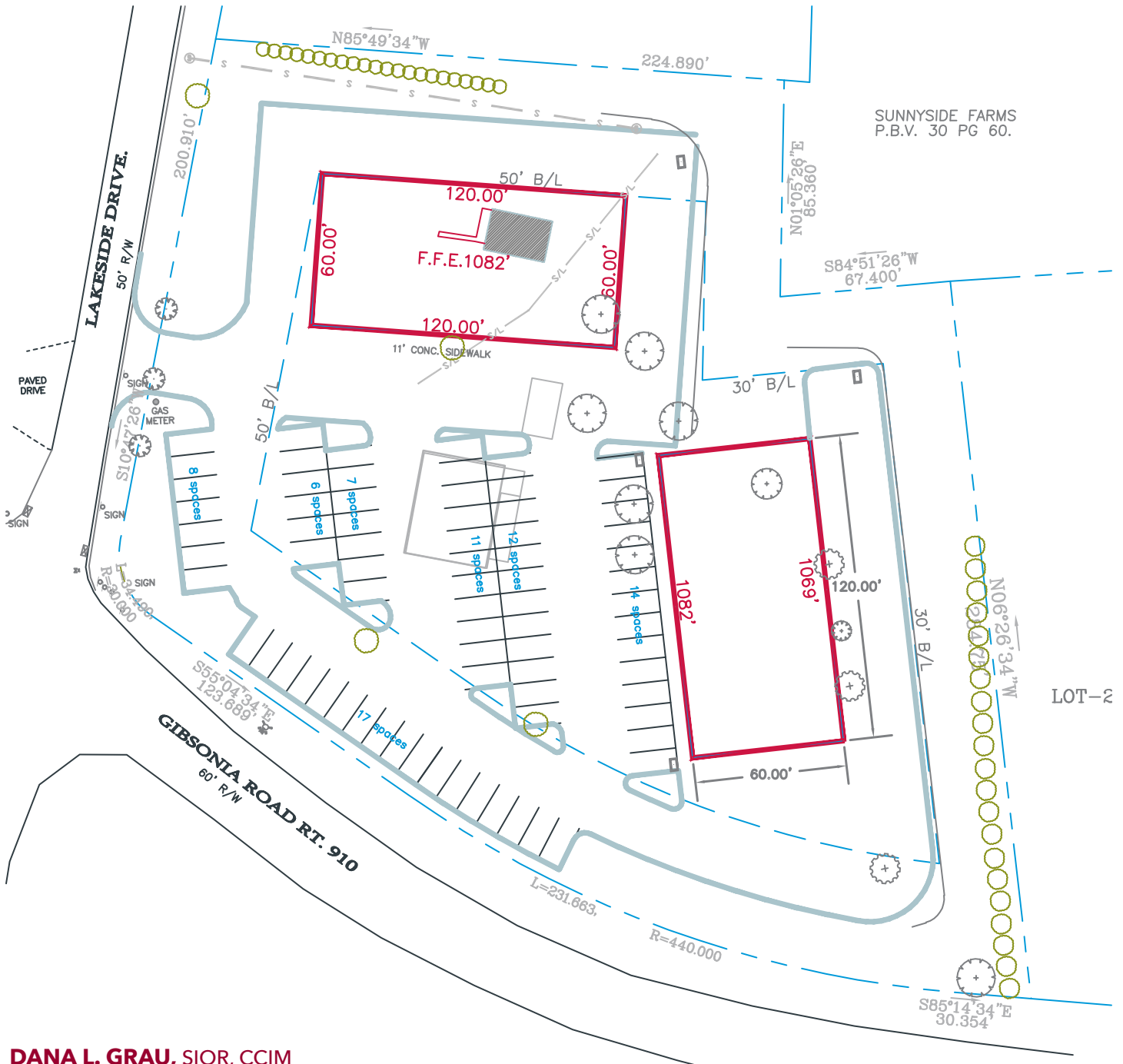
C 412.512.3737

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SCHEMATIC LAYOUT: SAMPLE REDEVELOPMENT PLAN



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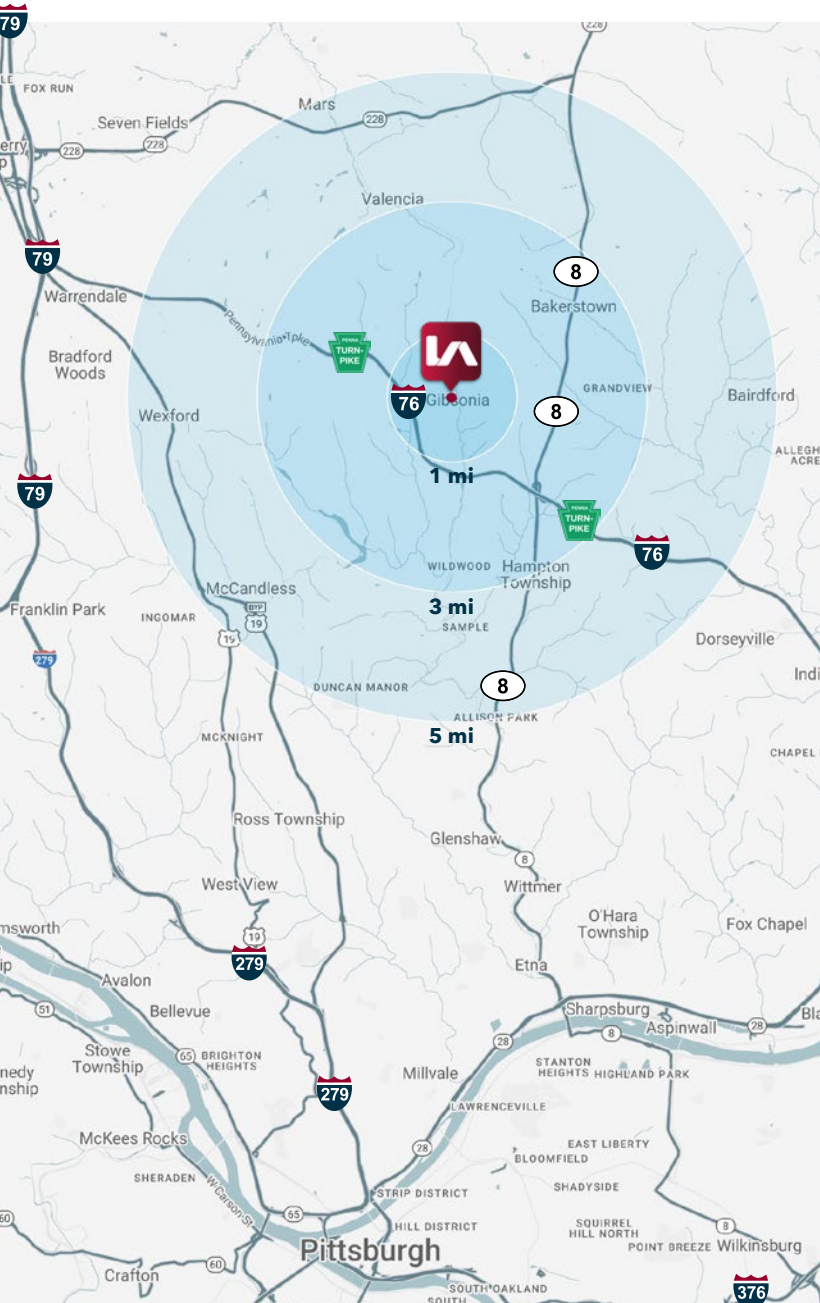
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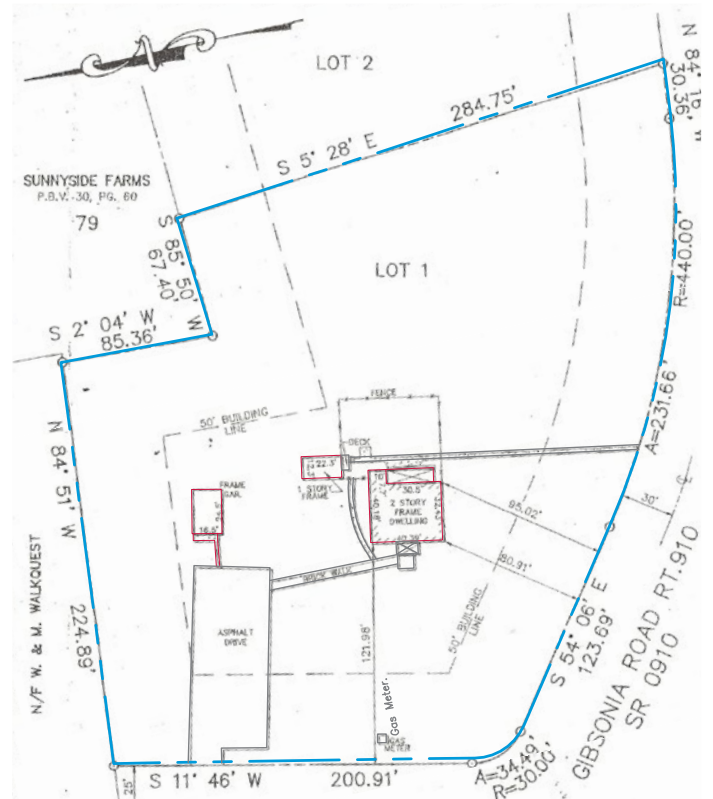
LOCATED DIRECTLY OFF OF **910**

LESS THAN 3 MILES FROM **8** & **76**



DEMOGRAPHICS 5 MILE RADIUS (2023)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



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