

FOR SALE

VACANT LAND

Old William Penn Highway and
Evergreen Road
Monroeville PA 15146



SITE: 6+ acres fronting Parkway East with excellent visibility and exposure to the Parkway East (Route 376)

UTILITIES: All public utilities available

SIZE: 6+ acres

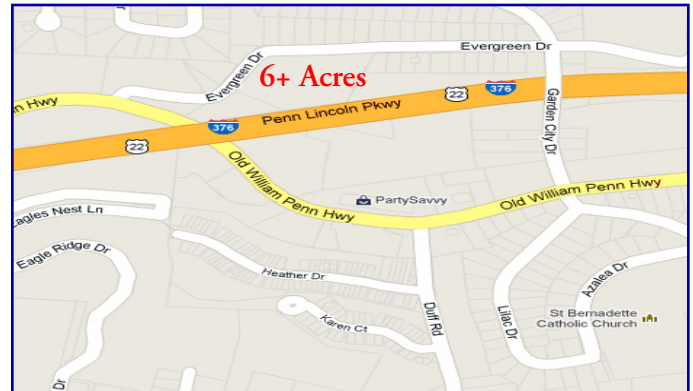
FRONTAGE: 680 Feet of Frontage on Parkway

ZONING: Special Use (L)
Permitted Uses: Agriculture, Office, Research Laboratory, Church, Hospital, and Nursing Home is a conditional use.

LOT & BLOCK: 742-P-216 and 742-P-236

TRAFFIC COUNT: **60,000+ Vehicles Per Day**

PRICE: \$900,000



Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2011 Population	8,907	49,322	144,682
Median HH Income	\$43,505	\$48,114	\$46,925

PRC COMMERCIAL

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