



IDEAL RETAIL DEVELOPMENT OPPORTUNITY | FOR SALE OR LEASE

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



Presented By:

Kevin Riley, CCIM, SIOR Michael Castle

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lease Rate:	\$130,000 Annually
Lot Size:	1.25 Acres
Zoning:	C1 Highway Commercial District
Traffic Count	30,000 (VPD -Vehicles Per Day)

PROPERTY OVERVIEW

Exceptional opportunity to acquire or lease a 1.25± acre commercial development site in Washington County. This 1.25± acre development site presents an outstanding opportunity for retailers, restaurants, and other commercial users seeking a highly accessible, well-positioned location with excellent exposure.

PROPERTY HIGHLIGHTS

- Flat development lot
- Full utilities
- Incredible housing density with medium household income of \$102,958
- Signalized Intersection
- Multiple points of ingress/egress

Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



PROPERTY OUTLINE



Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

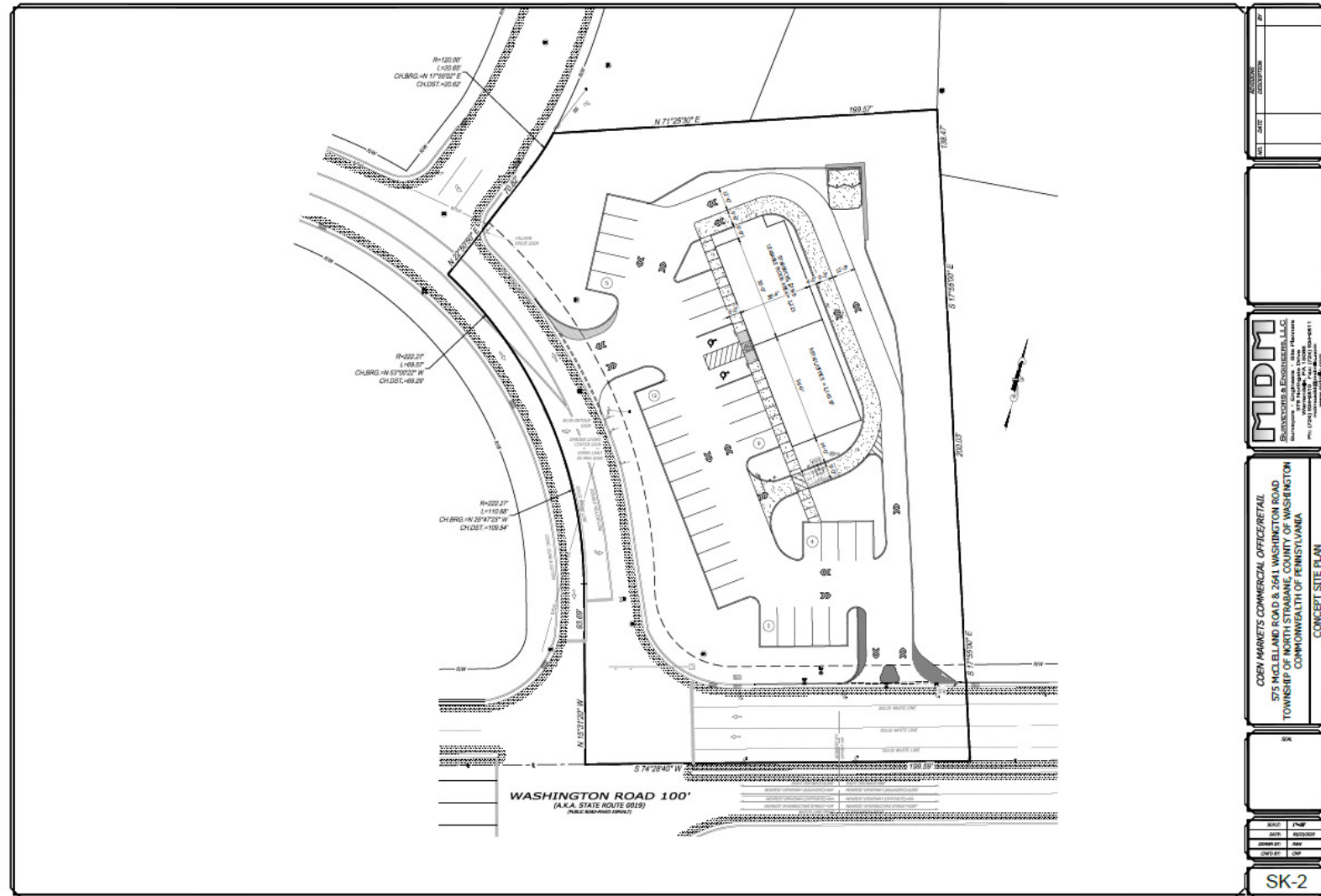
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

AMISH YARD

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



POTENTIAL SITE PLANS



Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



RETAILER MAP



Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

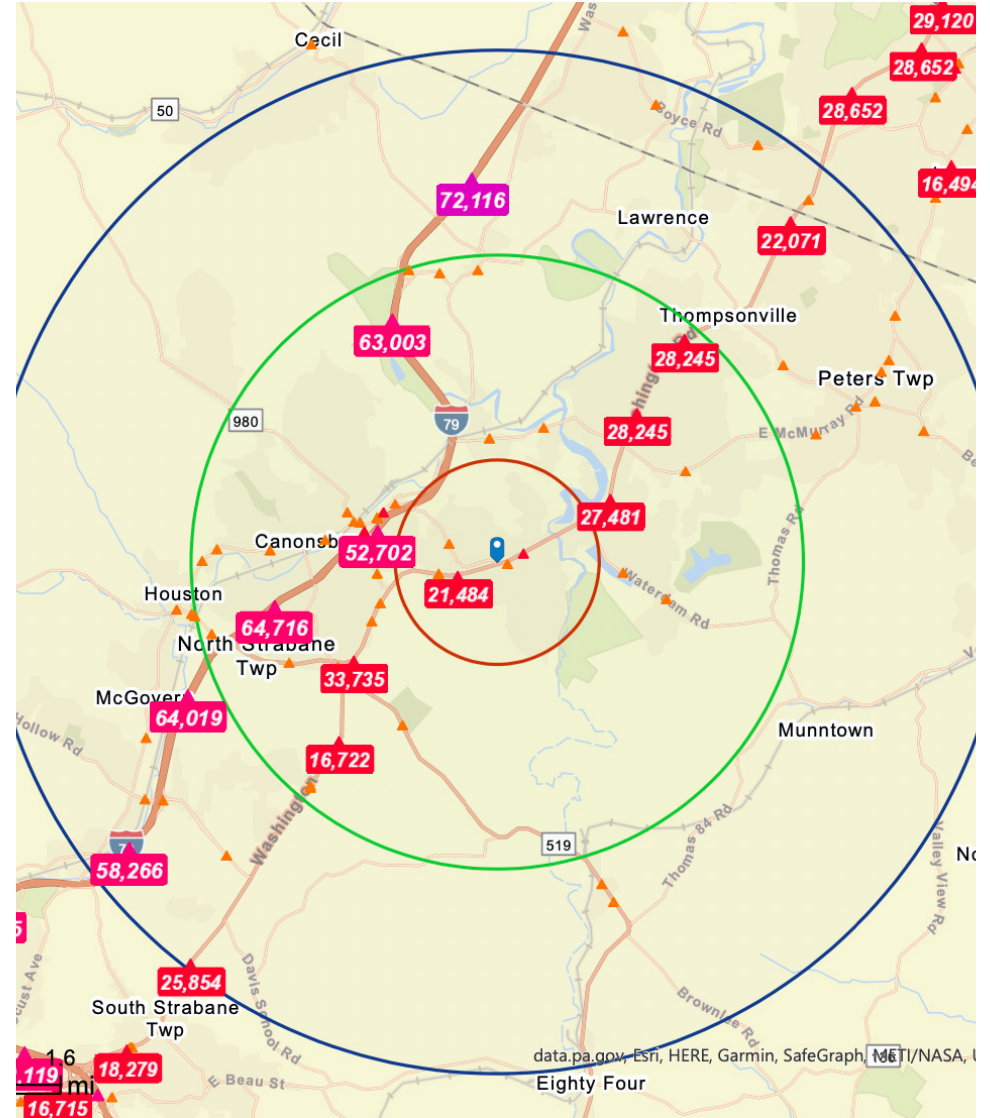
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



LEFT SIDE: AERIAL PHOTO / RIGHT SIDE: VPD - VEHICLES PER DAY



Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



PROPERTY DESCRIPTION & ZONING USES



PROPERTY DESCRIPTION

Exceptional opportunity to acquire or lease a 1.25± acre commercial development site in Washington County. This

1.25± acre development site presents an outstanding opportunity for retailers, restaurants, and other commercial users seeking a highly accessible, well-positioned location with excellent exposure.

ZONING USES

In the C-1 Highway Commercial District, only the following uses are authorized:

Permitted uses: Principal uses: Automobile service station. Bakery, candy or ice cream shop, including processing primarily for on-site sale. Bar or tavern. Beer distributor. Business or professional offices. Catering service, including rental hall. Commercial greenhouse. Commercial school. Convenience store. Day-care center. Day-care center or preschool facility in a place of worship or school. Drug store. Dry-cleaning pick-up store. Essential services. Financial institution. Food store. Forestry, subject to § 27-1410. Funeral home. Health club. Hotel or motel. Laundromat. Medical offices. Passive recreation. Personal services. Pet services. Pharmacy. Place of worship/places of assembly. Private club. Public utility building or structure. Residence in combination with business. Restaurant, carry-out. Restaurant, fast-food. Restaurant, sit-down. Retail businesses. Temporary use or structure, other than a construction trailer, model home or sales office, subject to § 27-1905. Vehicle accessories sales and installation. Vehicle rental, sales and service. Vehicle repair garages. Oil and gas pipelines and temporary water pipelines, subject to § 27-1413.

Accessory uses: Drive-through facilities, subject to § 27-1406. No-impact home-based business. No-impact home-based business or home occupation in a dwelling that is a nonconforming use. Off-street parking and loading, subject to Part 15. Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district. Temporary construction trailer or sales office, subject to § 27-1407. Off-site vehicle inventory storage, subject to § 27-1418.

Conditional uses: Principal uses: Active recreation, low-impact. Comparable uses not specifically listed. Contracting business. Group-care facility. Nursing home. Personal-care boarding home. Transitional dwelling. Accessory uses: Keeping of domestic pets. Uses by special exception: Principal uses: Car wash. Communications antenna mounted on an existing building or on an existing public utility storage or transmission structure. Veterinary clinic. Self-storage, interior.

Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



LEGEND OF SYMBOLS

- Contour Line
- Water Line
- Gas Line
- Overhead Electric
- Tiepoint & Cable Line
- Overhead Electric & Tiepoint
- Storm Sewer
- Sanitary Sewer
- Setback Line
- Depressed Curb
- Tree Line
- Signal Pole
- Sanitary Manhole
- Iron Pin Found
- Storm Inlet
- Sign
- Illuminated Sign
- Bollard
- Spot Elevation
- Existing Curb Elevations
- TC=Top of Curb
- FC=Bottom of Curb
- Benchmark
- Monitoring Well
- Rights-of-Way
- Terra Cotta
- Polyvinyl Chloride
- High Density Polyethylene
- Finished Floor Elevation
- Corrugated Metal Pipe
- Reinforced Concrete Pipe

WASHINGTON ROAD 100'
(A.K.A. STATE ROUTE 9219)

MCCLELLAND ROAD 60'
(A.K.A. STATE ROUTE 107)

ZONING DISTRICT C-1 (HIGHWAY COMMERCIAL)

ZONING DISTRICT R-3 (HIGH-DENSITY RESIDENTIAL)

EXISTING CONDITIONS SURVEY

MDM ENGINEERING & PLANNING, LLC
SURVEYORS & ENGINEERS
P.O. Box 1000
Harrisburg, PA 17105
(717) 633-1000
www.mdmengineering.com

Call Before You Dig!
PENNSYLVANIA LAW REQUIRES
THIRTEEN DAYS NOTICE FOR
CHURCH, UTILITY AND TELEPHONE
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

Dig Serial No.: 20213073372
Design Serial No.: 2021307318

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

WASHINGTON ROAD 100'
(A.K.A. STATE ROUTE 9219)

MCCLELLAND ROAD 60'
(A.K.A. STATE ROUTE 107)

ZONING DISTRICT C-1 (HIGHWAY COMMERCIAL)

ZONING DISTRICT R-3 (HIGH-DENSITY RESIDENTIAL)

EXISTING CONDITIONS SURVEY

MDM ENGINEERING & PLANNING, LLC
SURVEYORS & ENGINEERS
P.O. Box 1000
Harrisburg, PA 17105
(717) 633-1000
www.mdmengineering.com

Call Before You Dig!
PENNSYLVANIA LAW REQUIRES
THIRTEEN DAYS NOTICE FOR
CHURCH, UTILITY AND TELEPHONE
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

Dig Serial No.: 20213073372
Design Serial No.: 2021307318

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Presented By:

Kevin Riley, CCIM, SIOR Michael Castle

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

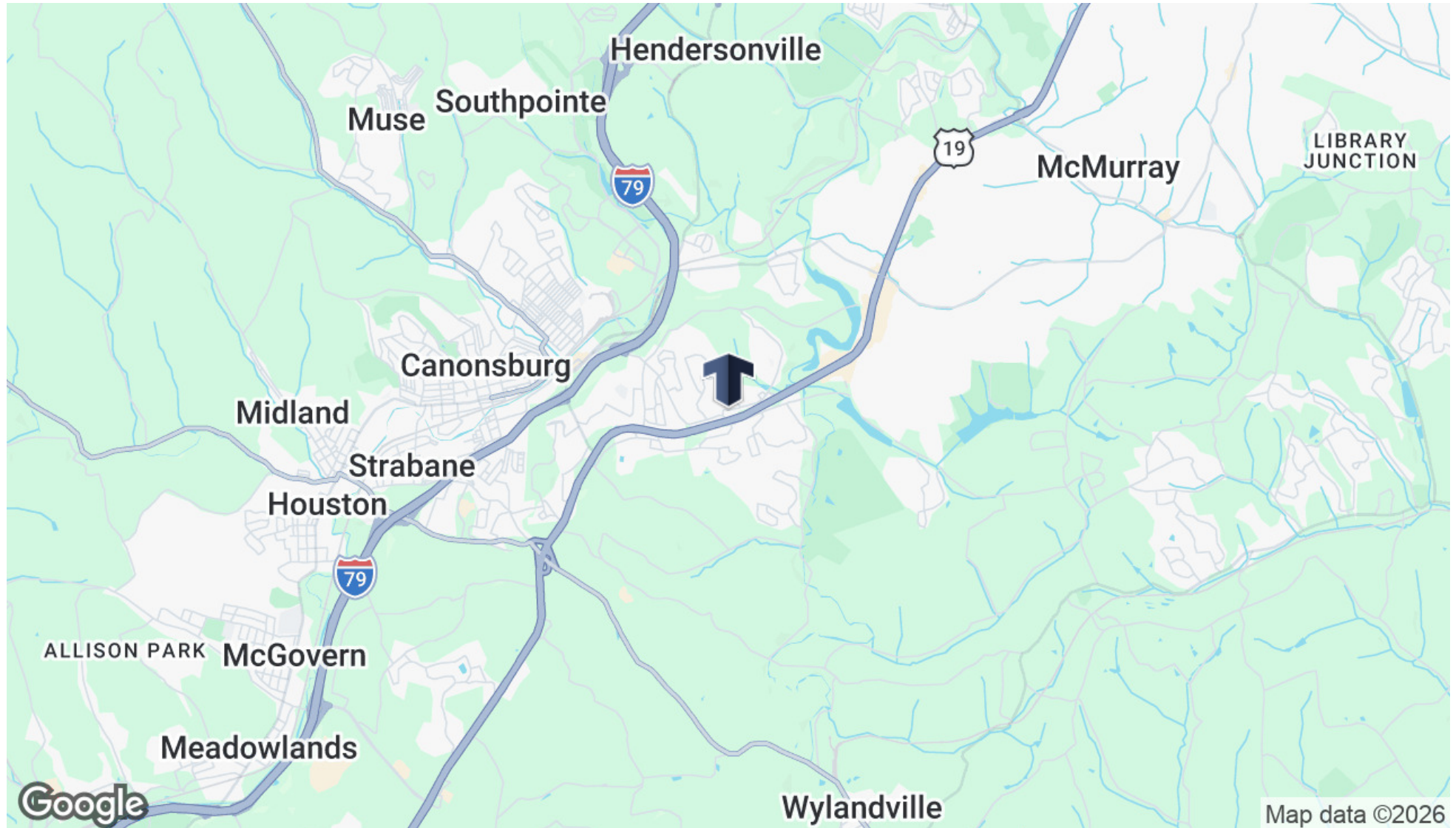
420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317



LOCATION MAP



Presented By:

Kevin Riley, CCIM, SIOR **Michael Castle**

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

1.25 ACRE PARCEL

2641 WASHINGTON ROAD , CANONSBURG, PA 15317

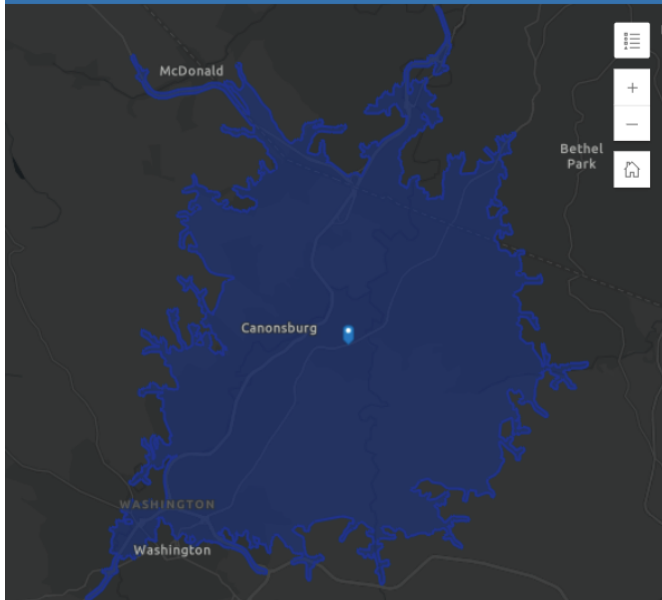


DEMOGRAPHICS MAP & REPORT

DEMOGRAPHIC PROFILE

2641 Washington Rd, Canonsburg, Pennsylvania, 15317

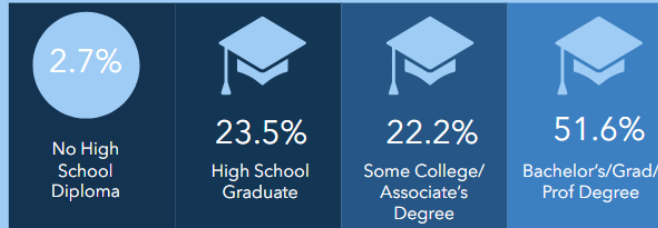
Drive time of 15 minutes



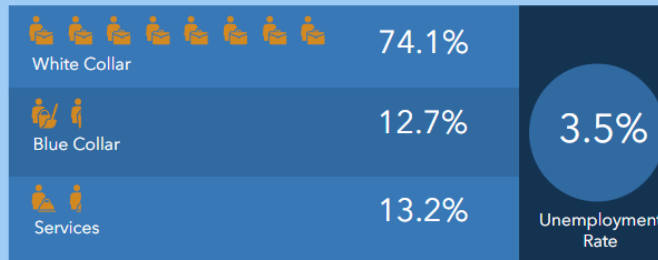
Source: This infographic contains data provided by Esri (2026, 2031).

© 2026 Esri

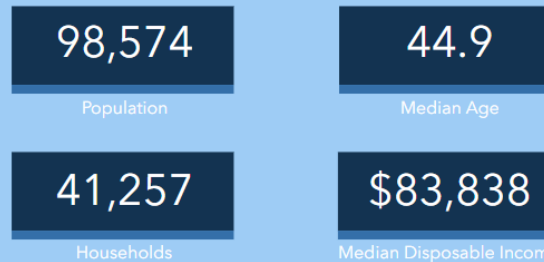
EDUCATION



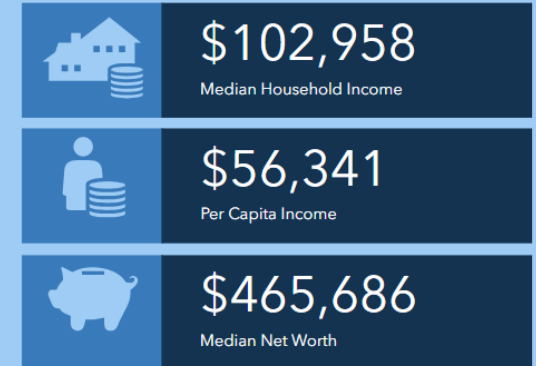
EMPLOYMENT



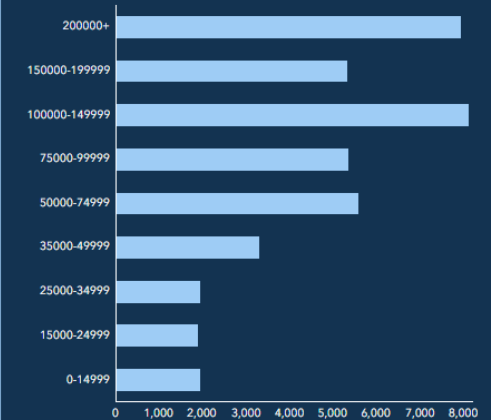
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



Presented By:

Kevin Riley, CCIM, SIOR Michael Castle

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com

michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com