

Prime Redevelopment Opportunity 2.8 acres on Rt. 19 McMurray

3,900 SF FAST CASUAL OR
RESTAURANT W/ DRIVE THRU
OPTION AND LARGE PATIO
LISTING PRESENTATION | 3515 WASHINGTON ROAD | MCMURRAY, PA

Exclusively Listed by

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Executive Summary



Property Overview

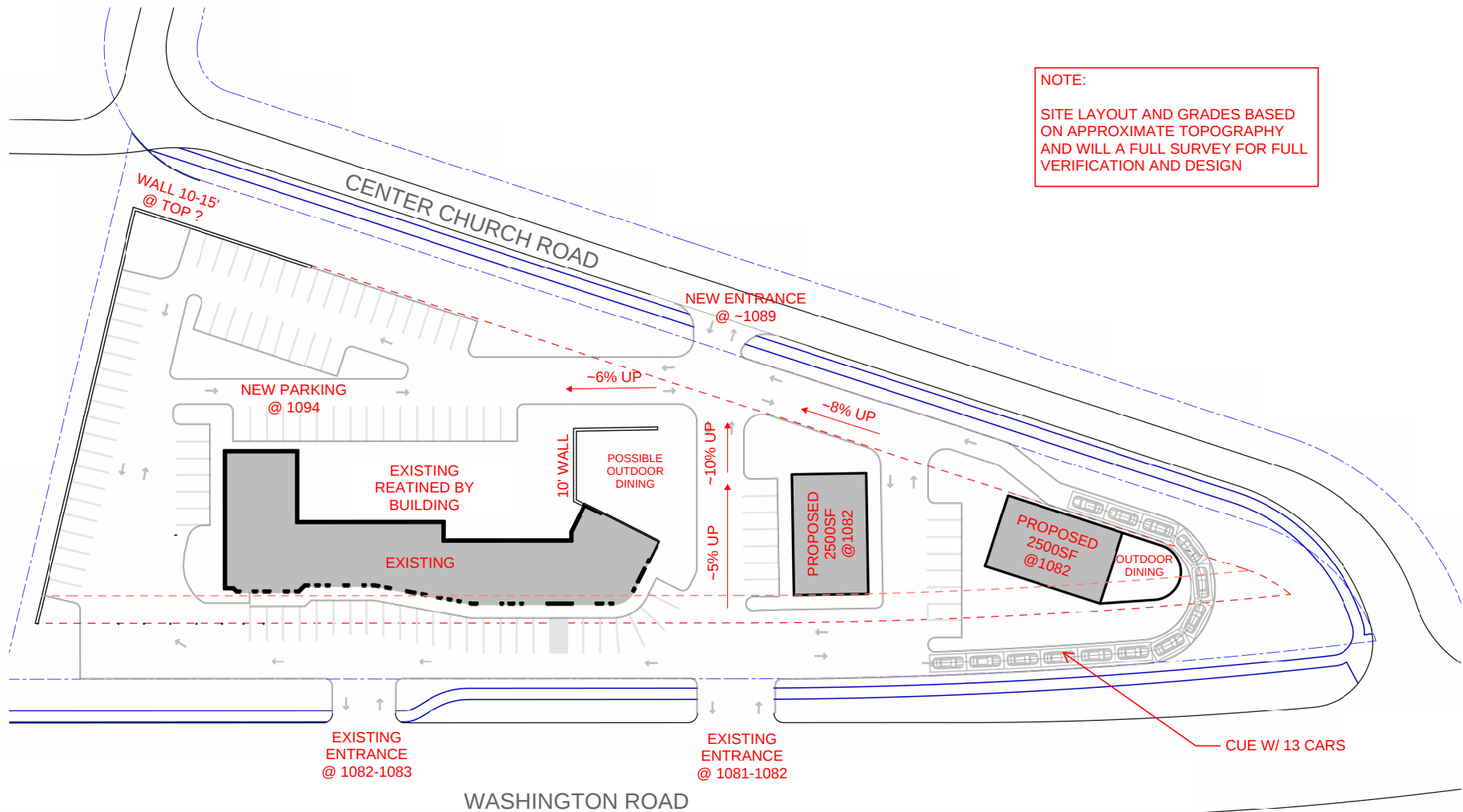
KW Commercial is pleased to announce a prime retail redevelopment opportunity in McMurray, PA. The Krebs Center, a long-time retail landmark, is redeveloping a 2.8-acre section of the existing property. This is an ideal location for restauranteurs, specialty beverage providers, and other national tenants seeking high visibility with easy ingress and egress. The property sits on the inbound side of the street, perfectly positioned for morning commuters, and is well-situated close to everything in Peters Township. Call Karen Marshall or Bill Forde today to learn more about this new redevelopment on Rt 19.

Property Highlights

- 2.81 Acres for Prime Redevelopment: national franchise tenants Food, Coffee, Specialty Beverages, Restaurants, or businesses seeking prime retail space should explore this address.
- High Visibility Location with excellent signage available
- Rt 19 in McMurray PA (Krebs Center)
- Location is close to other national fast food facilities including Wendy's and Arby's, banks, service centers, dealerships and more.
- Excellent egress/ ingress with signalized intersection
- 2500-5000 sq ft footprint which can include patio seating and drive thru options
- Strong Demographics
- VPD 26,000

Rate	Negotiable
Building SF:	25,000 Sq Ft
Redevelopment SF:	2500-5000 Sq Ft
Lot Size:	Total 4 acres Redevelopment of 2.81 acres
Frontage:	700 Ft
Year Built:	1963
Renovated:	2015
Parking:	120 Vehicles
Parking Ratio:	4.8/1000 SF

Site Conception



KREBS CENTER



Site Concept

24 may 2024

Conceptual Site Plan



CONCEPTUAL SITE PLAN

KREBS CENTER REDEVELOPMENT | 01.26.2024



moosArchitects

Conceptual Site Plan



CONCEPTUAL SITE MASSING

KREBS CENTER REDEVELOPMENT | 01.26.2024



mossArchitects

Conceptual Site Plan



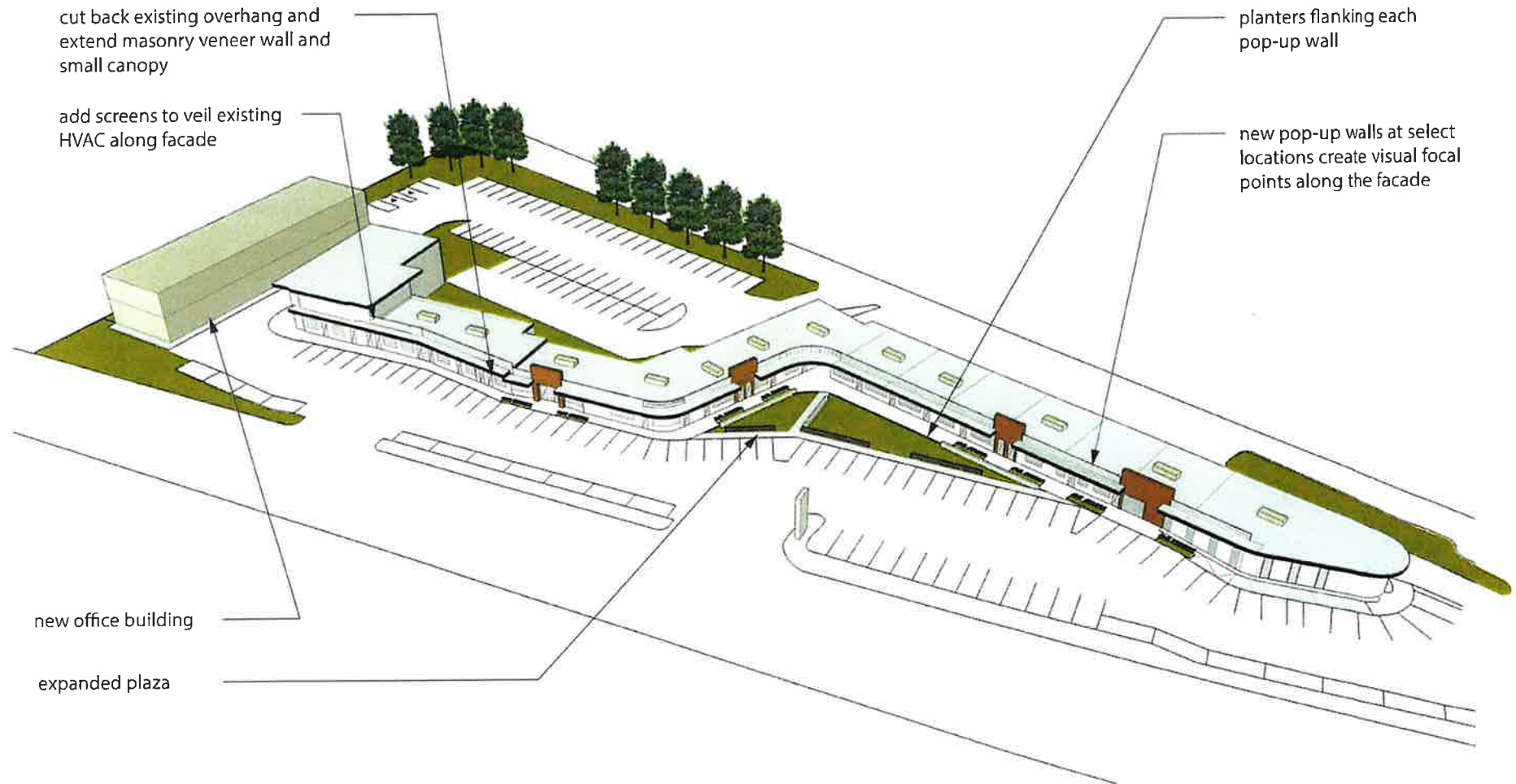
CONCEPTUAL FACADE VIEWS

KREBS CENTER REDEVELOPMENT | 01.26.2024



mossArchitects

Schematic Design



Krebs Center Schematic Design Update

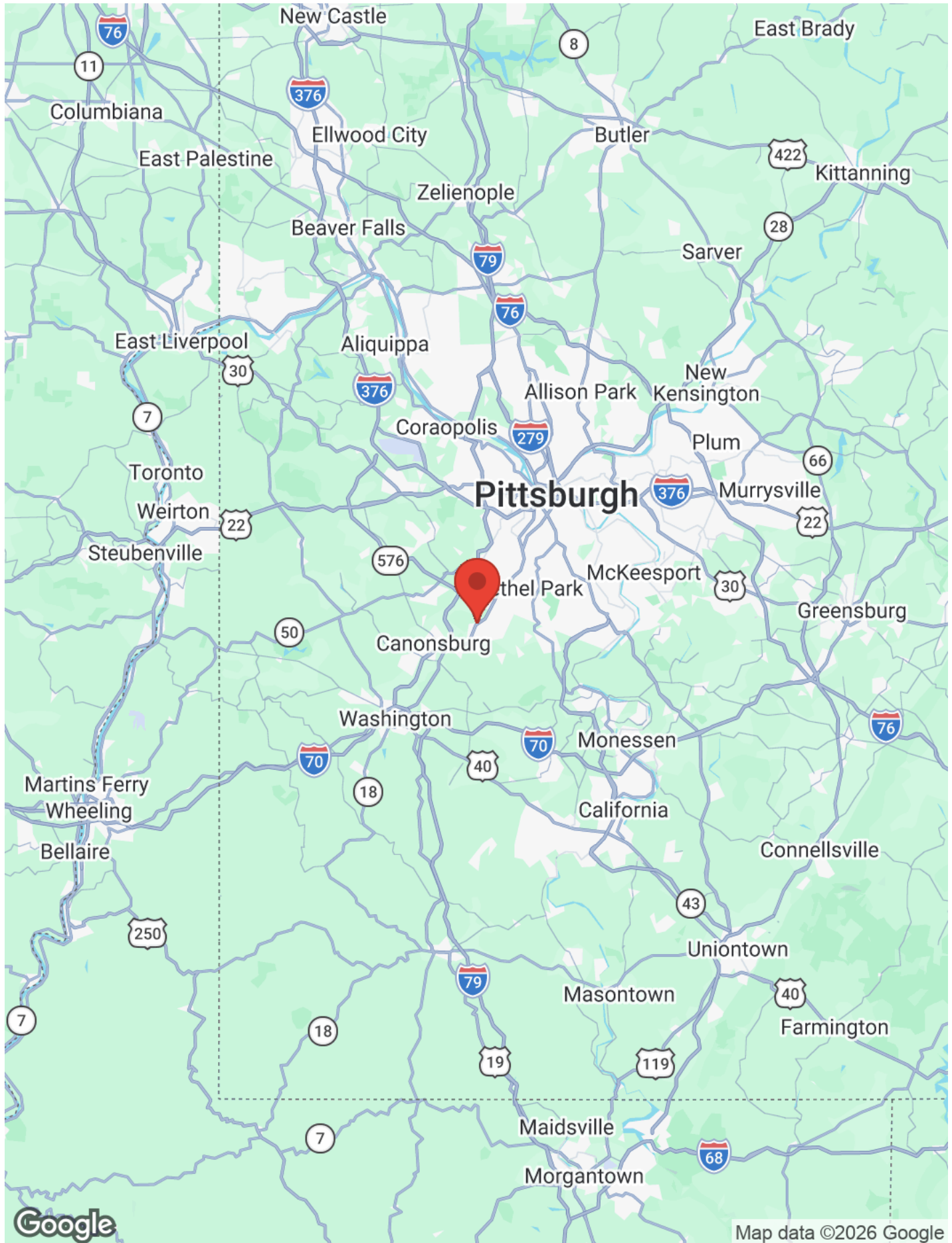
Krebs Center
3516 Washington Road
Canonsburg PA

moss Architects
July 27, 2015
Pg. 1

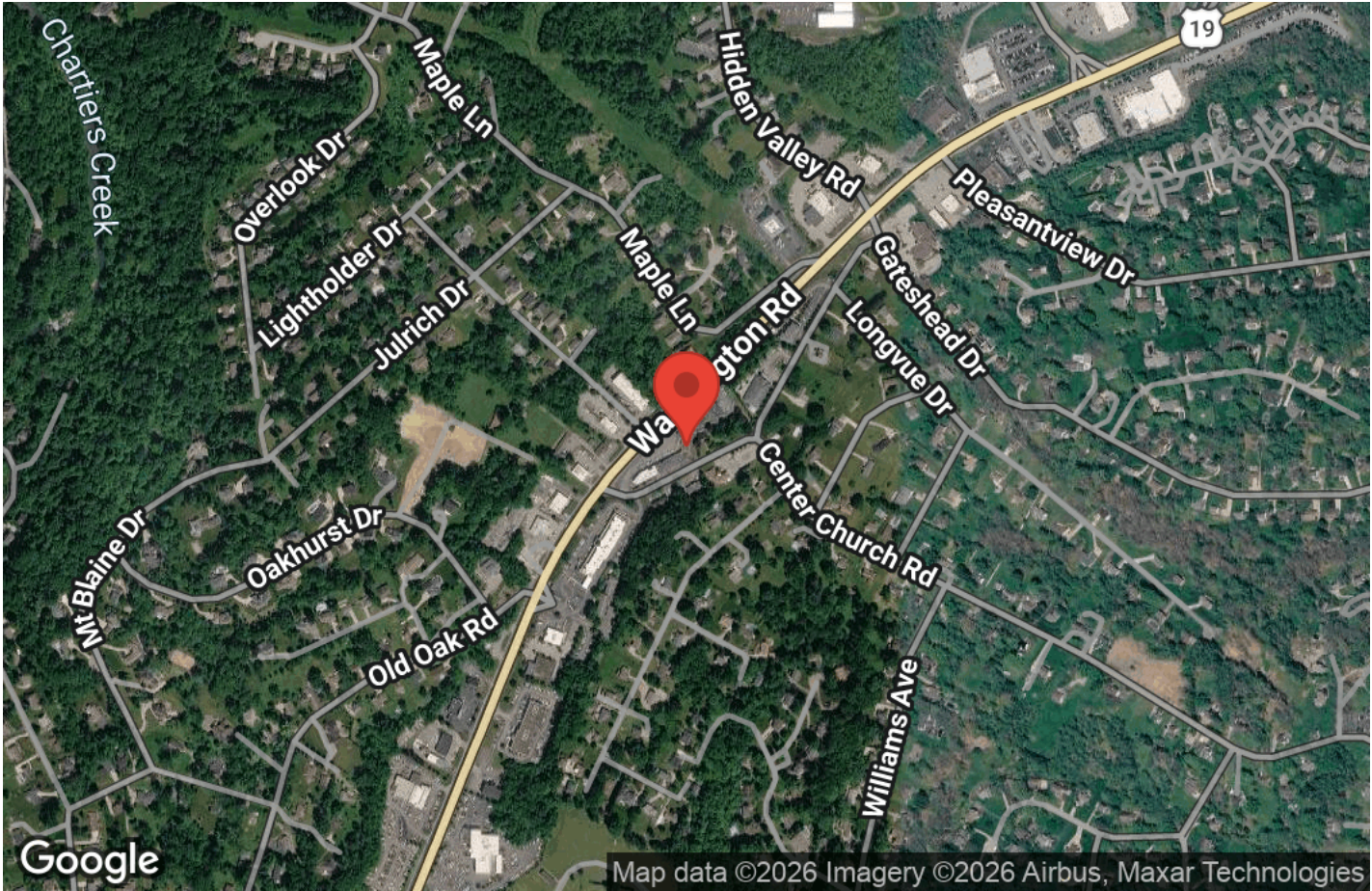
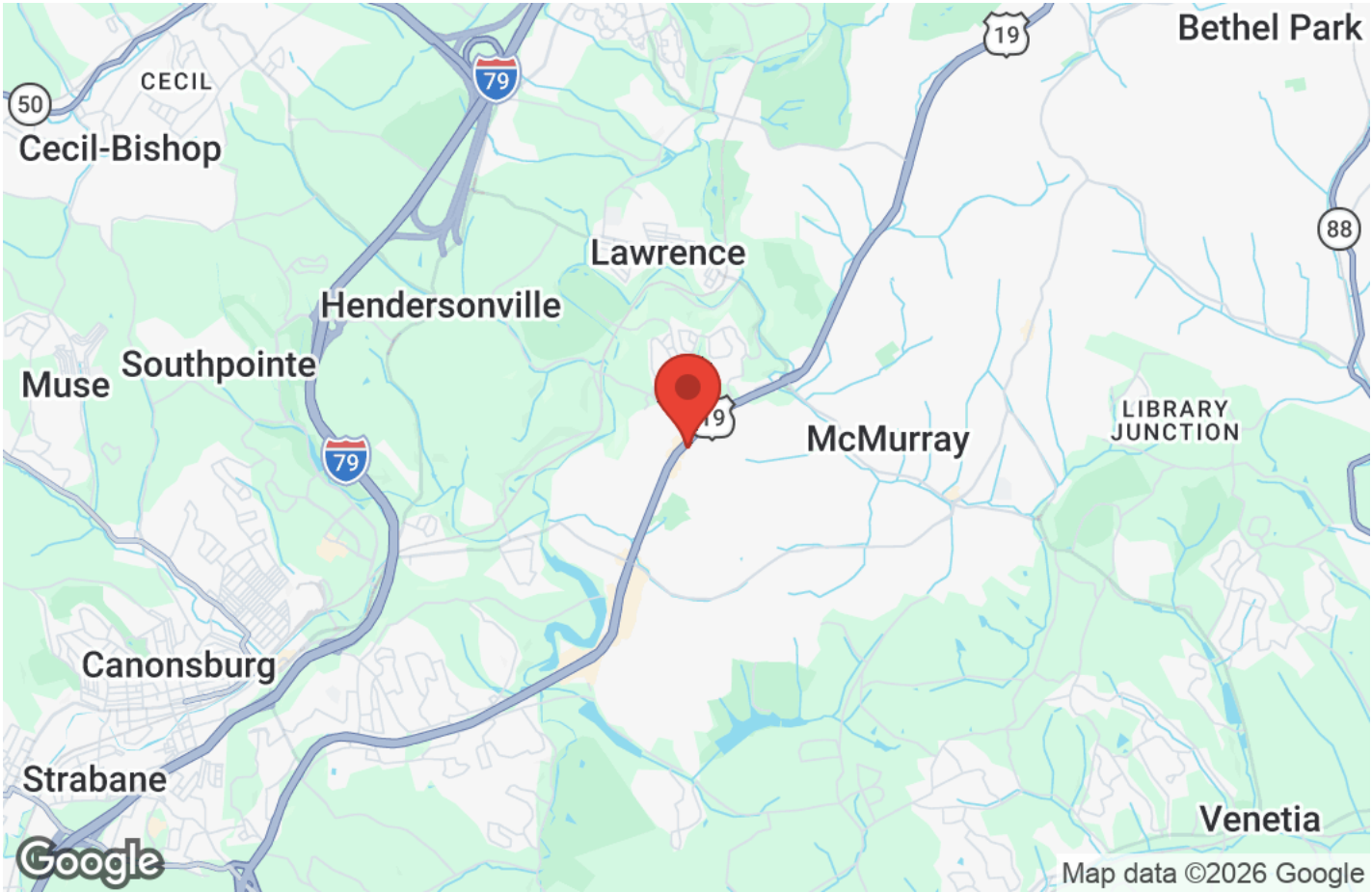




Regional Map



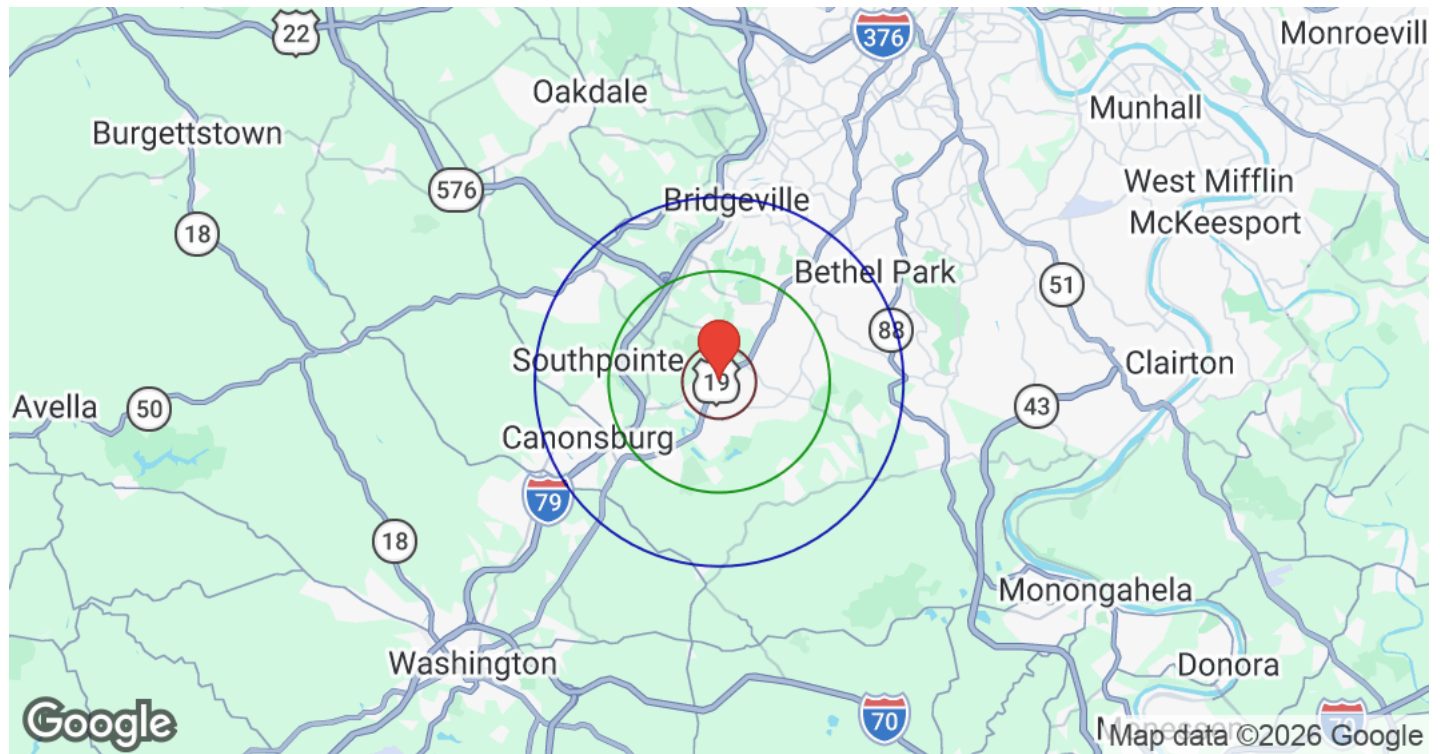
Location Maps



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,998	17,696	50,131
	Female	2,029	18,721	52,869
	Total Population	4,027	36,417	103,000
Race / Ethnicity	White	3,668	32,051	90,444
	Black	50	852	3,049
	Am In/AK Nat	1	18	52
	Hawaiian	N/A	4	10
	Hispanic	81	958	2,668
	Asian	155	1,755	4,460
	Multiracial	70	747	2,204
	Other	3	36	113
Housing	Total Units	1,593	15,697	44,897
	Occupied	1,497	14,621	41,736
	Owner Occupied	1,425	12,232	33,476
	Renter Occupied	72	2,389	8,260
	Vacant	97	1,076	3,161
Age	Ages 0 - 14	720	6,162	17,301
	Ages 15 - 24	427	3,805	10,853
	Ages 25 - 54	1,331	12,708	38,024
	Ages 55 - 64	565	4,961	13,621
	Ages 65+	985	8,781	23,201
Income	Median	\$158,527	\$128,865	\$117,650
	Under \$15k	44	355	1,546
	\$15k - \$25k	7	306	1,084
	\$25k - \$35k	24	501	2,066
	\$35k - \$50k	65	842	2,772
	\$50k - \$75k	130	1,791	5,039
	\$75k - \$100k	135	1,751	5,098
	\$100k - \$150k	295	2,938	8,684
	\$150k - \$200k	282	2,112	5,820
	Over \$200k	514	4,027	9,627

CALL TODAY to learn more

About this Exciting Retail Opportunity

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