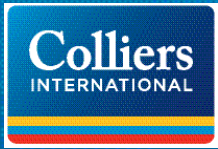


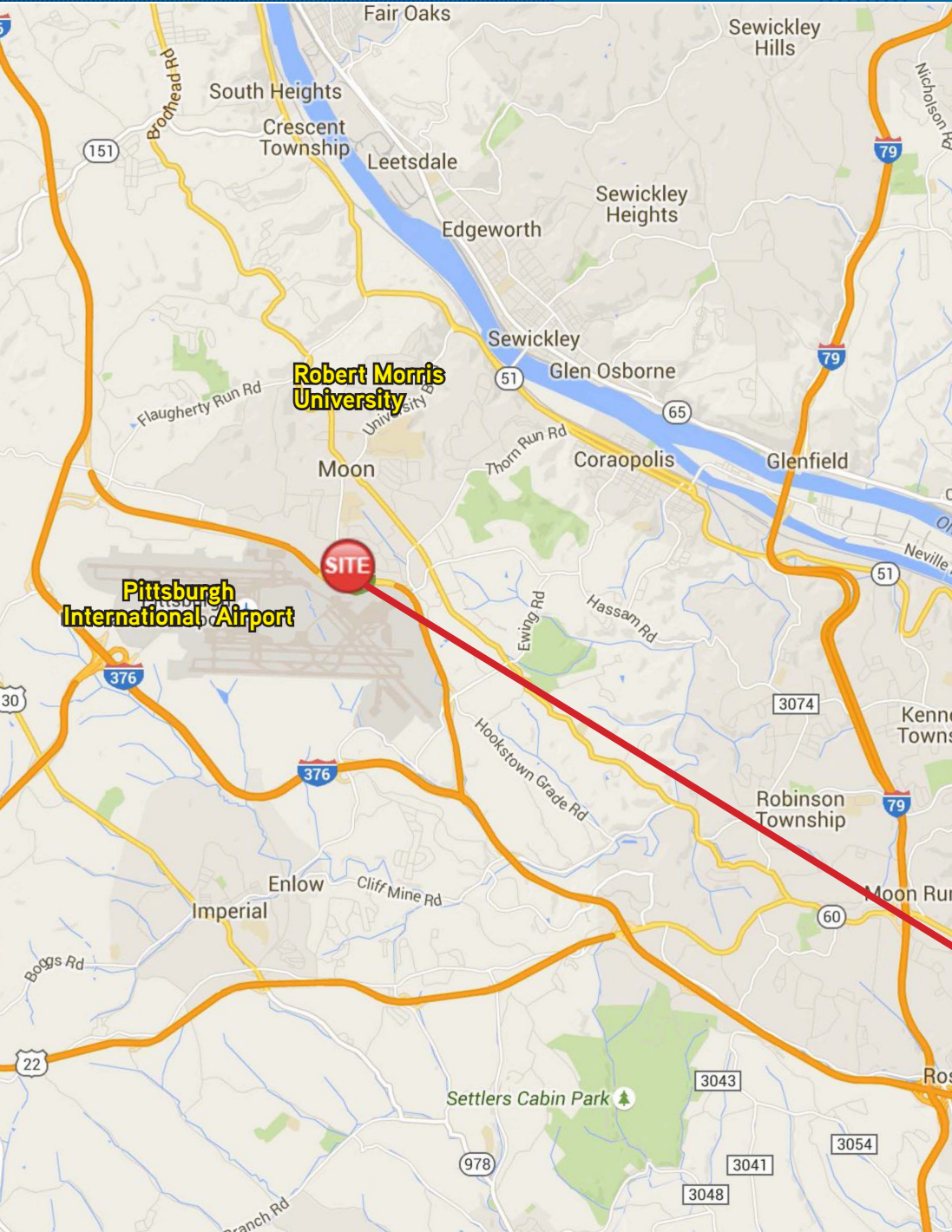
FOR SALE > VACANT LAND



Prime Retail Site | 2.3 Acres

1473 UNIVERSITY BOULEVARD, CORAOPOLIS, PA 15108

\$945,000



Highlights

- > Highly visible retail site on University Boulevard
- > 5 minutes from Pittsburgh International Airport; 1/2 Mile from Robert Morris University and proposed Walmart Center
- > Zoned C-2 Highway Commercial; traffic count 20,520 cars per day
- > 226 Ft. frontage on University Boulevard; just off I-376 (Parkway West)



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Demographics

| | 1 Mile | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|----------|
| Population | 3,762 | 24,641 | 62,451 | 251,209 |
| Number of Households | 1,694 | 10,105 | 26,349 | 107,909 |
| Average Household Income | \$68,485 | \$81,799 | \$84,197 | \$73,474 |



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

