



FOR SALE

WINGATE BY WYNDHAM CRANBERRY TOWNSHIP

210 Executive Dr, Cranberry Township, PA 16066

Salman (Sam) Tabani
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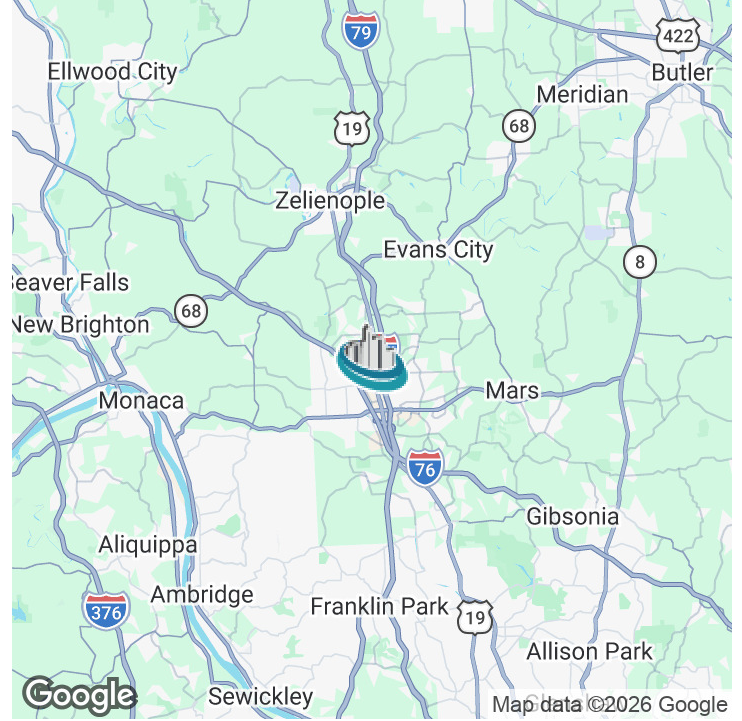
Tabani Realty
5851 Legacy Circle
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$9,800,000
Building Size:	54,882 SF
Lot Size:	2.5 Acres
Number of Rooms:	116
Price / SF:	\$178.56
Cap Rate:	9.06%
NOI:	\$887,623
Year Built:	1985
Renovated:	2025
Zoning:	SU-1

PROPERTY OVERVIEW

The Wingate by Wyndham Cranberry Township represents a compelling acquisition opportunity in one of suburban Pittsburgh's most resilient hotel markets. Backed by Wyndham Hotels & Resorts — the world's largest hotel franchisor with approximately 9,300 properties globally — ownership benefits from an 86% central booking contribution, access to Wyndham Rewards' 121 million enrolled members, and best-in-class revenue management, sales, and operational support.

Wingate is the top-ranked brand in midscale guest satisfaction, purpose-built for the white-collar business and leisure traveler that dominates this submarket. Cranberry Township's commercial base continues to expand, anchored by Westinghouse Electric, MSA Safety, McKesson, and a growing corridor of corporate parks adding retail and hospitality concepts. With a median household income near \$94,000, consistent demand from UPMC facilities and Lemieux Sports Complex events, and immediate interstate visibility at I-76/I-79, this asset offers stable, diversified demand and a proven brand engine to drive performance.



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Additional Photos



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Location Map



Google

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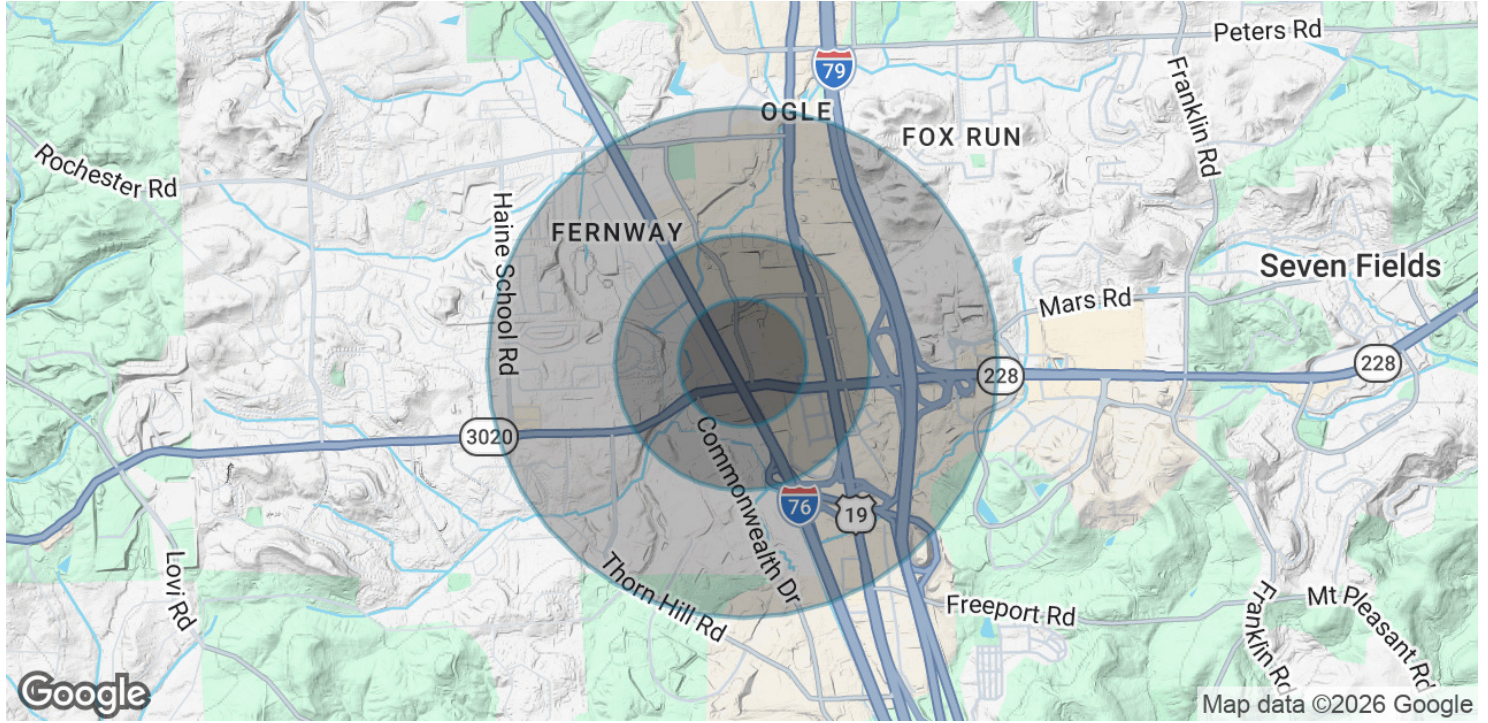
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	292	1,295	5,011
Average Age	41.4	41.5	41.4
Average Age (Male)	38.9	39.6	39.9
Average Age (Female)	53.8	50.4	48.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	129	564	2,103
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$102,067	\$112,718	\$118,667
Average House Value	\$271,715	\$277,555	\$295,366

2023 American Community Survey (ACS)



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R E A L T Y