



LAND DEVELOPMENT OPPORTUNITY

8.7 ACRE SITE

MORGANZA RD at CURRY AVE., NORTH STRABANE TWP.
CANONSBURG, PA 15317



I-79 Ingress/Egress
52,000 AADT

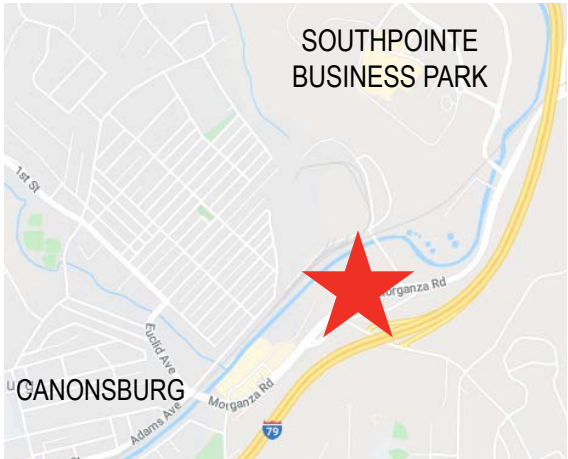
IDEAL SIGNAGE OPPORTUNITY
Located along I-79 Corridor with over
52,000 AADT



STEPS FROM
Southpointe Business Park
4.4 M SF of Commercial Space with over
300 businesses & 6,500+ employees

PROPERTY FEATURES

- 8.7 Acre Unique Development Opportunity
- Convenient, highly visible location with high traffic counts along I-79
- Located only 0.3 miles from I-79 Interchange
- Potential for signalized intersection
- Parcel 520-013-10-01-003-00
- Zoned C-1 Highway Commercial which allows for a myriad of uses



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8.7 ACRE LAND OPPORTUNITY - STEPS FROM SOUTHPOINTE BUSINESS PARK

MORGANZA RD at CURRY AVE., CANONSBURG, PA 15317



SOUTHPOINTE
BUSINESS PARK

Less than a minute from
Southpointe Business Park
4.4 M SF of Commercial Space with over
300 businesses & 6,500+ employees

8.7
ACRES

LOCAL ECONOMIC DRIVER - SOUTHPOINTE BUSINESS PARK

Southpointe is a suburban business park located in Washington County, Cecil Township, near Canonsburg, Pennsylvania, 17 miles South of Pittsburgh. It is a technology hub and home to over 300 businesses and corporations, including including CONSOL Energy, Ansys software, Range Resources, EQT, Halliburton, and Mylan Labs.

Since the development of the Marcellus Shale energy program in the Appalachian region, Southpointe has become home for many of the largest natural gas producers, including EQT, Range Resources, Consol Energy, DPS Property, Chesapeake Energy, Columbia Gas.

Southpointe is a high technology park as well. Additional specialty service companies related to the telecom/engineering industry are Southpointe Telecom, Ansys, Crown Castle, Ness Corporation, Mylan Labs and many more.

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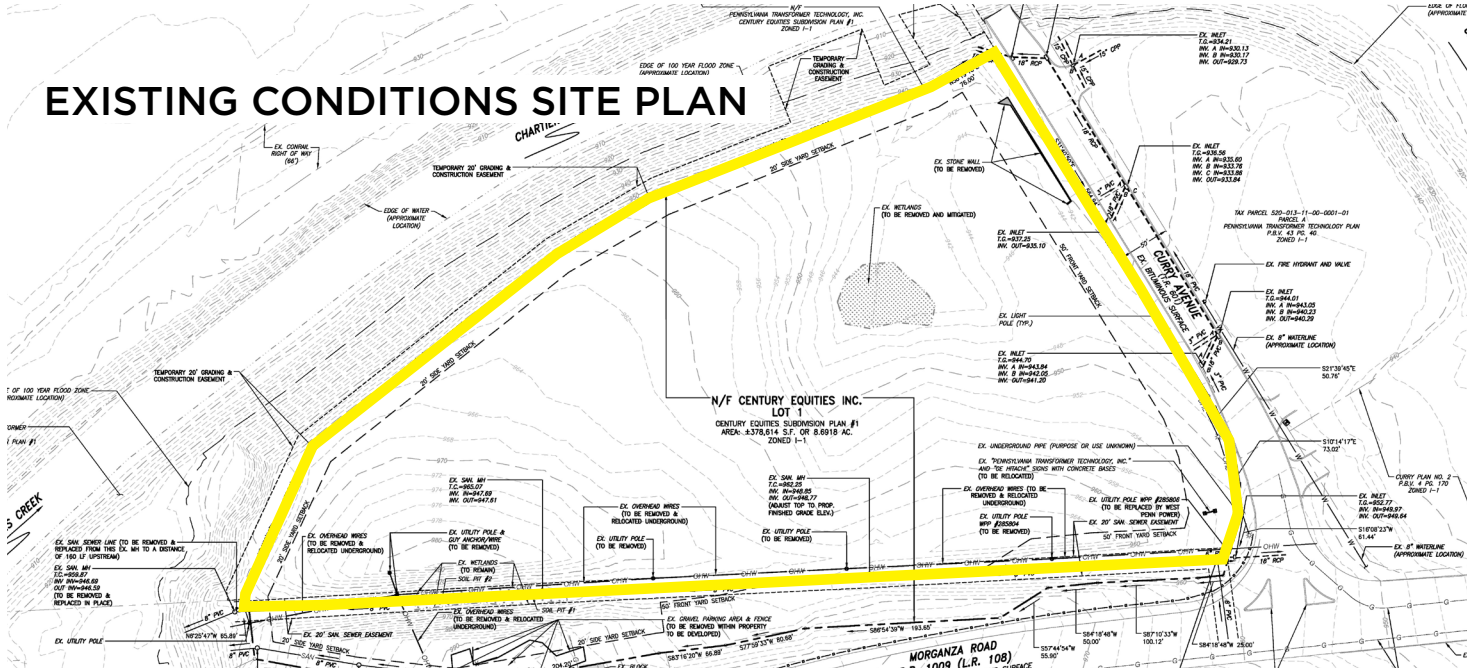
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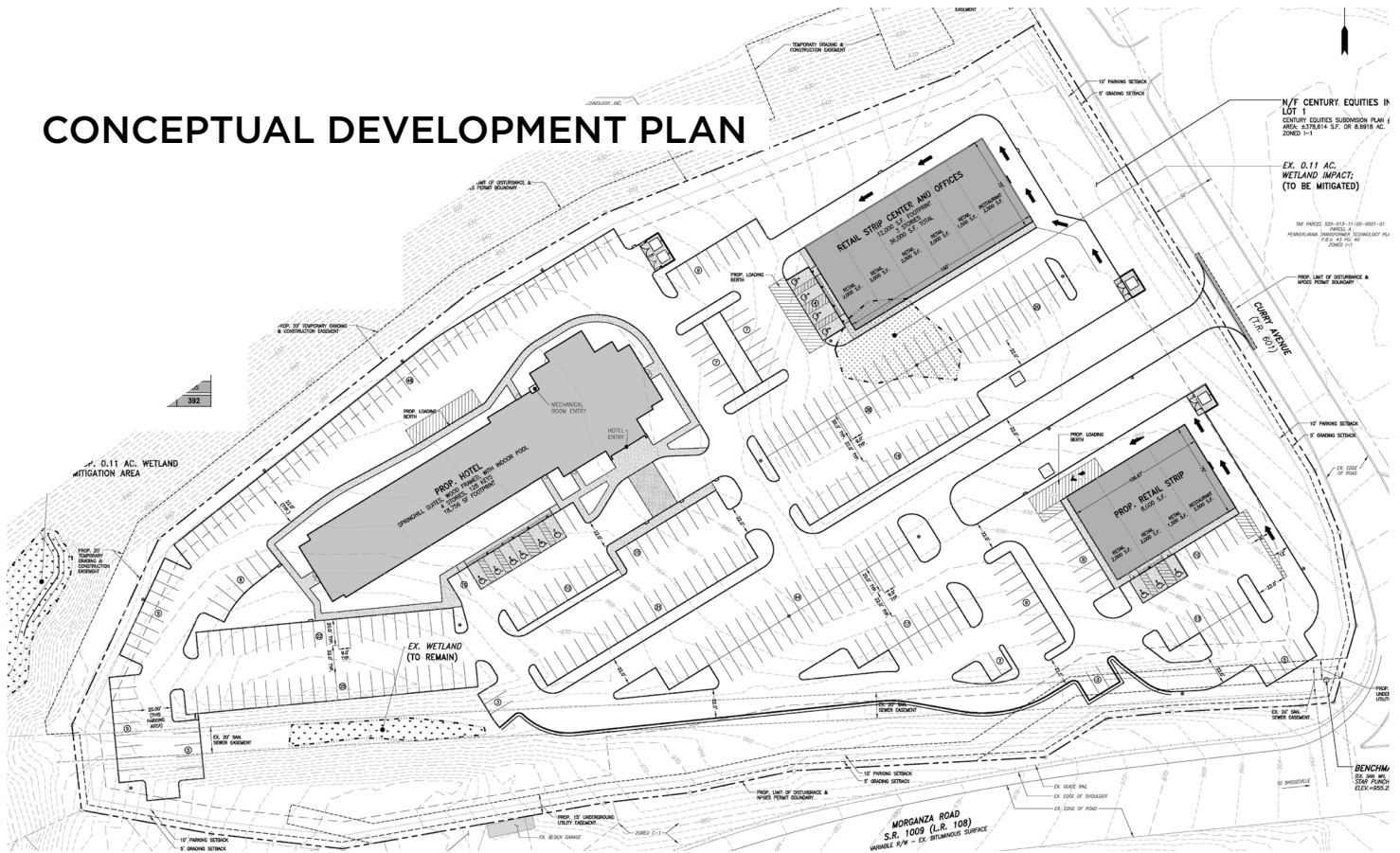
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EXISTING CONDITIONS SITE PLAN



CONCEPTUAL DEVELOPMENT PLAN



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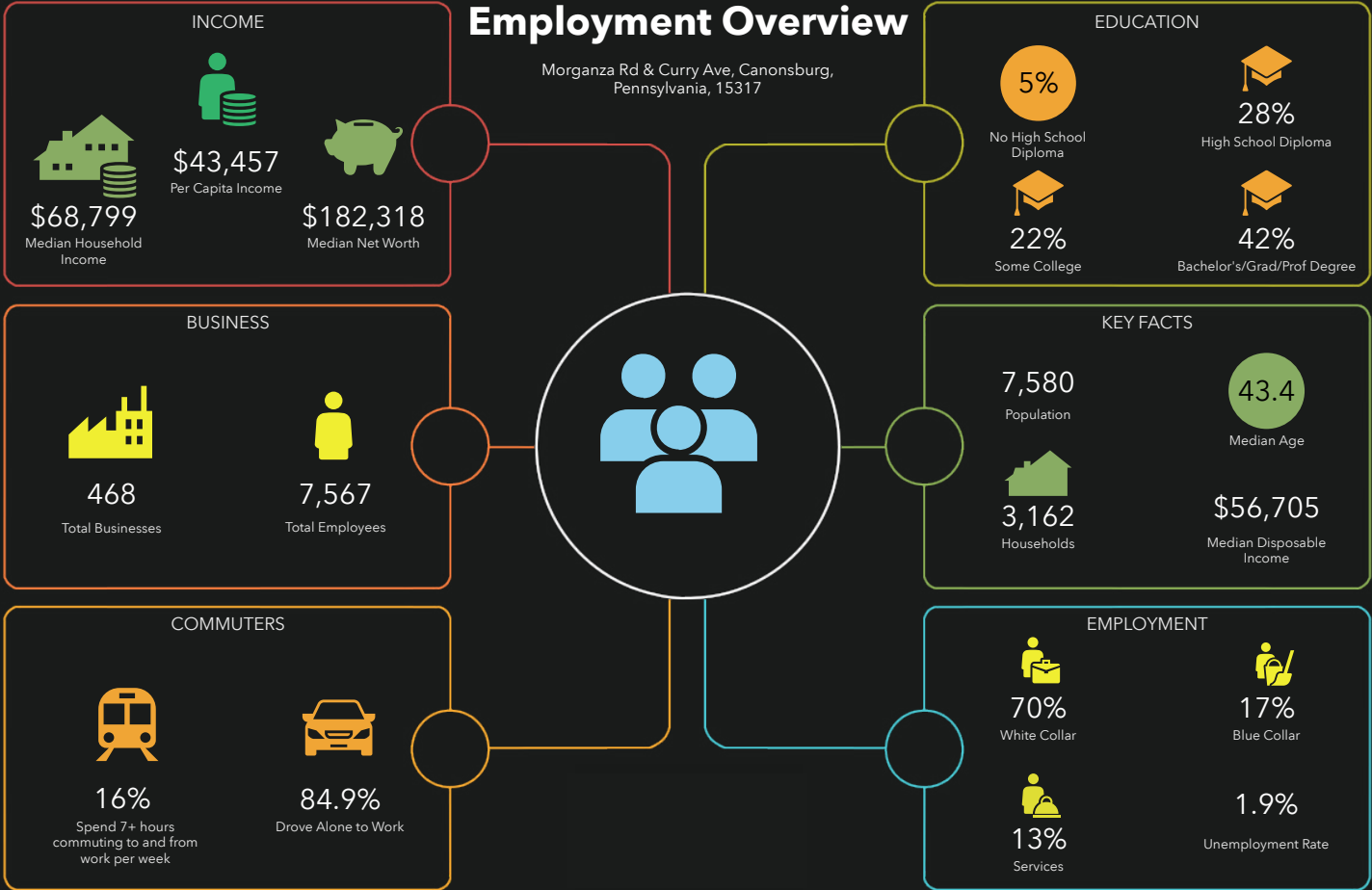
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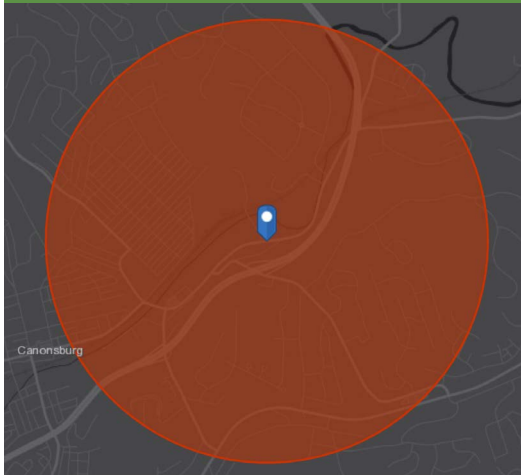
Employment Overview

Morganza Rd & Curry Ave, Canonsburg, Pennsylvania, 15317

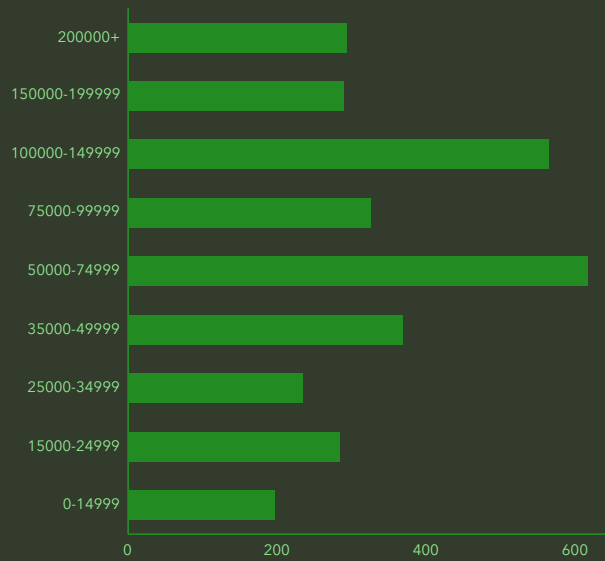


DEMOGRAPHIC PROFILE

Morganza Rd & Curry Ave, Canonsburg, Pennsylvania, 15317
Ring band of 0 - 1 miles



HOUSEHOLD INCOME (\$)



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