

# FOR SALE

## 1.401 Acres for Development

531 Lowries Run Road (Mt. Nebo Road)

Allegheny County, Ohio Township

Pittsburgh PA 15237



### Property Highlights:

- SITE:** Development Opportunity on 1.401 +/- acres. High visibility from Mt. Nebo Road and Route 279 North. Great opportunity for many uses.
- SIZE:** Approximately 1.401 +/- acres
- FRONTAGE:** 183' frontage on Mt. Nebo Road
- ZONING:** C-1 (Limited Commercial District)
- LOT/BLOCK:** 427-B-70 / 514-P-398
- UTILITIES:** Electric/Gas/Public Sewage
- AADT:** 13,028 vehicles per day on Mt. Nebo Road  
35,594 vehicles per day from Route 279

**PRICE:** \$250,000  
**REDUCED SALE PRICE:** ~~\$225,000~~ ~~\$195,000~~ ~~\$159,000~~

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Population	3,375	46,941	141,449
Median Household Income	\$104,968	\$73,104	\$66,953



**CONTACT:**  
David Hanley  
Broker  
412.261.6532 x237  
david@prudentialrealty.com

PRC Commercial  
3700 South Water Street  
Suite 105  
Pittsburgh, PA 15203  
www.prudentialrealty.com

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