

REDEVELOPMENT OPPORTUNITY

# 3490 WILLIAM PENN HIGHWAY


WILKINS, PA

±3.95 ACRES LAND AND 4 EXISTING BUILDINGS FOR SALE!

FOR SALE!



## property highlights.

- Area Retailers: 
- Four existing structures on ±3.95 acres
- Well-positioned at a full access intersection on Route 22
- Situated at the heart of the regional market in Monroeville
- Zoning: C1 Commercial
- Traffic Counts: 33,065 VPD

## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,727	65,960	177,872
EST. HOUSEHOLDS	2,309	31,108	82,145
EST. AVG. HH INCOME	\$83,031	\$69,289	\$67,280

WILLIAM PENN HIGHWAY TRAFFIC COUNT: 33,065 VPD \*ESRI 2019



**METRO**<sup>®</sup>  
COMMERCIAL  
REAL ESTATE, INC.

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## get in touch.

**GREG JONES**

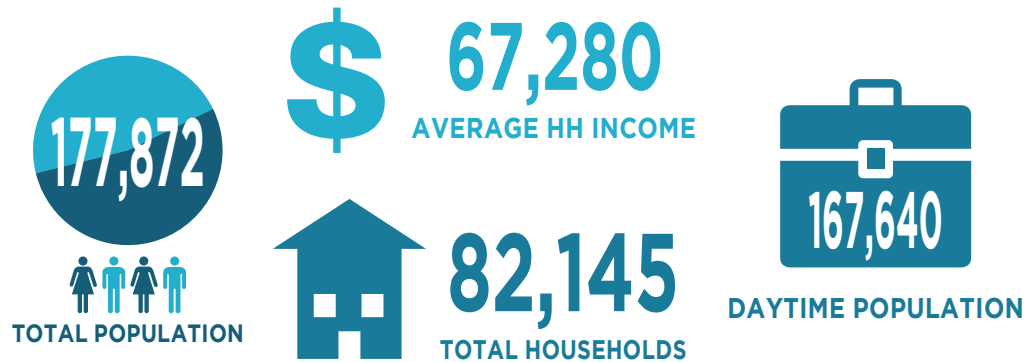
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# demographic highlights:

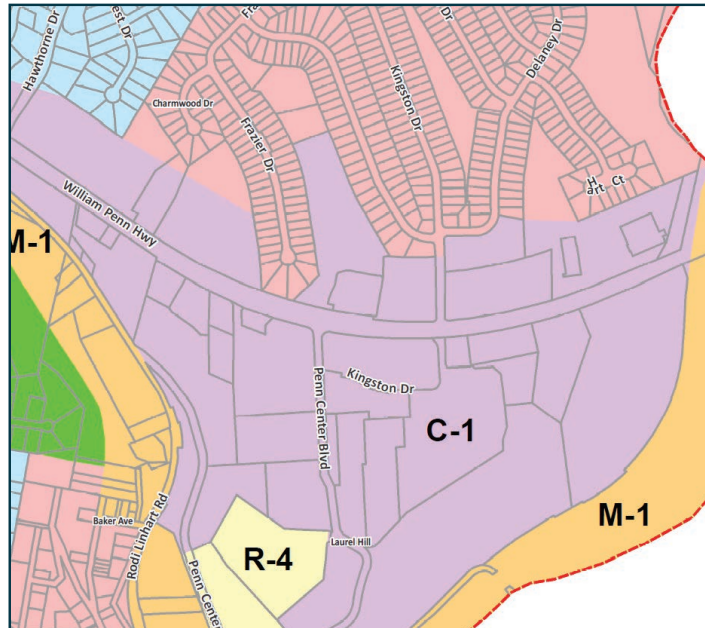
\*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



## zoning:

### Permitted Uses:

- Banks
- Bowling alleys
- Funeral homes
- Hotels and motels
- Public buildings
- Offices
- Restaurants
- Service shops
- Theaters (indoor)
- Enclosed stores for the sale of good
- Gasoline stations
- Repair Garages
- Auto sales and service
- Public garage
- Drive-in business
- Accessory uses
- The storage of Class I Flammable Liquids and Class II Combustible Liquids in above ground tanks outside of buildings



## site data

- Acres: ±3.95 AC
- Square Foot: ±168,374 SF of land area
- Zoning: C-1 - Commercial

Township: Wilkins Township, PA  
County: Allegheny County

### About Wilkins:

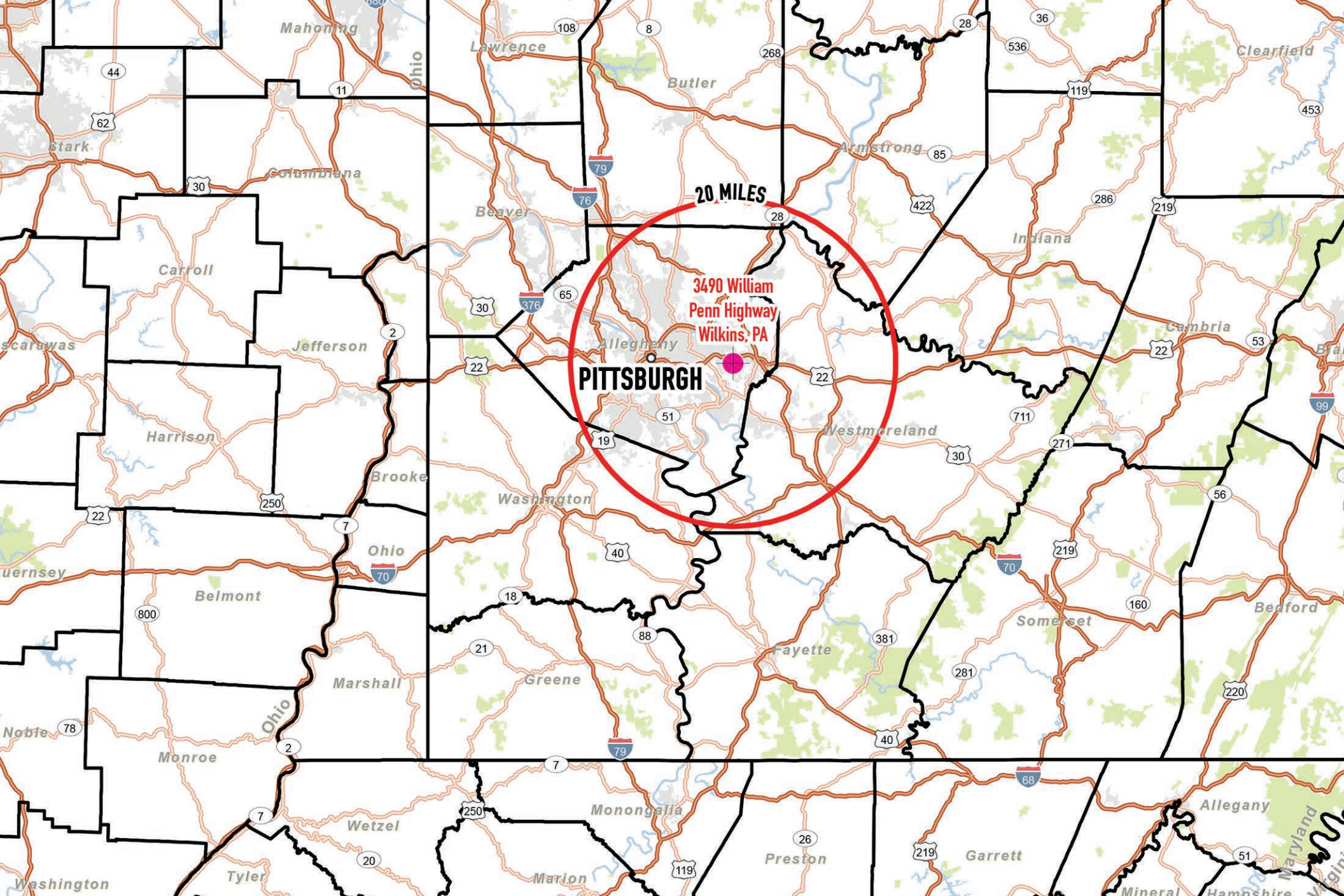
Wilkins Township is a township in Allegheny County, Pennsylvania, and approximately 11 miles east of Pittsburgh. Wilkins Township is located in the eastern suburbs of the City of Pittsburgh and known predominantly as a residential community of approximately 6,565 individuals. Wilkins has a population of 6,357 at the 2017 census. The major roadways are Interstate 376 passing through the northern limb of the township, where it has an exit, number 80. U.S. Route 22. US Business 22 crosses Thompson Run from Wilkins Township to Monroeville over the Hall Station Bridge. PA 130 serves the southern portion of the township.

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 2.10.20

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**BUILDING #4**  
±6,017 SF

**BUILDING #1**  
±12,976 SF

**BUILDING #2**  
±6,157 SF

**BUILDING #3**  
±4,000 SF

**SITE**  
LAND FOR SALE  
±3.87 ACRES

PENN CENTER BLVD

KINGSTON DRIVE

BUS 22  
33,065 VPD

SHEETZ

Aspen Dental  
BUFFALO WILD WINGS  
BUFFALO WILD WINGS  
GRILL & BAR

PEPBOYS  
AUTO

AutoZone

THE HOME  
DEPOT

Applebee's

Starbucks

TEXAS  
ROADHOUSE

4WV

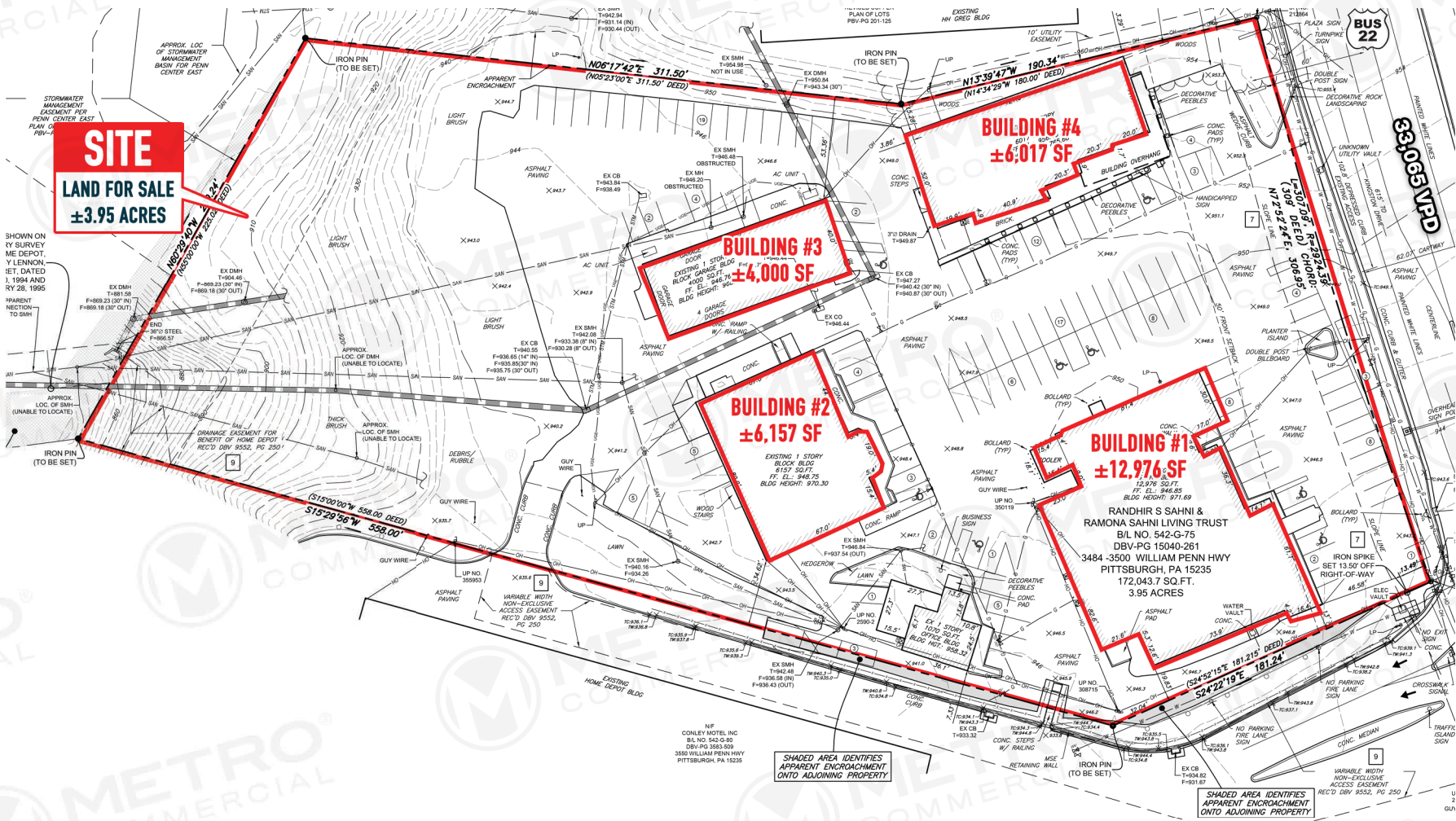
OFFICE BUILDINGS

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