

FOR SALE VACANT LAND

450 Thompson Run Road
Allegheny County
Pittsburgh PA 15235



Property Highlights:

SITE:

- This 6 acre site has many uses
- All public utilities available
- Close to major highways - Route 376 East, PA Turnpike, and Route 22
- Near new Mon-Fayette Expressway Connector at Penn Hills/Monroeville

SIZE: Approximately 6 acres

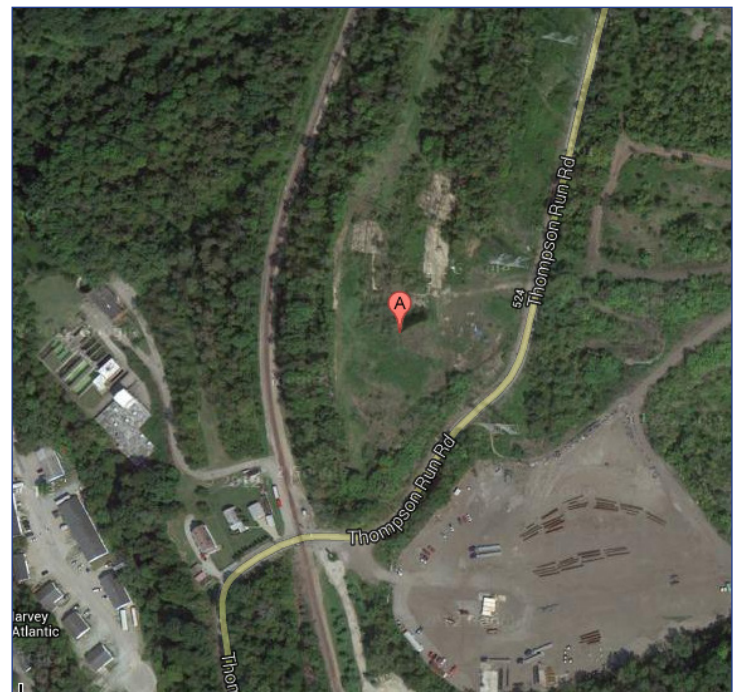
ZONING: I-2 (Heavy Industrial)

LOT & BLOCK: 636-P-272 | 636-P-280

PRICE: \$600,000 (\$100,000 per acre)

Demographics

	1 Mile	3 Mile	5 Mile
2018 Population	5,577	58,217	165,842
Median Household Income	\$67,240	\$56,860	\$50,784



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

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.