

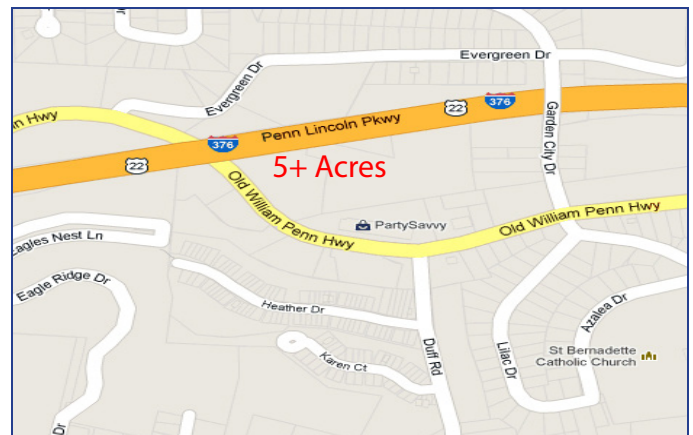
# FOR SALE

## VACANT LAND

Duff Road and  
Old William Penn Highway  
Monroeville PA 15146



- SITE:** 5+ acre site fronting Parkway East with excellent visibility and exposure to the Parkway East (Route 376)
- UTILITIES:** All public utilities available
- SIZE:** 5+ acres
- FRONTAGE:** 665 Feet of Frontage on Parkway
- ZONING:** C-2 Commercial Business  
Permitted Uses: Offices, Retail Stores, Shopping Centers, and Restaurants.  
Hotel use is conditional use.



- LOT & BLOCK:** 742-P-90
- TRAFFIC COUNT:** 60,000+ Vehicles Per Day
- PRICE:** \$750,000

### Demographics

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2017 Population	9,121	49,430	144,030
Median HH Income	\$61,418	\$56,057	\$54,645

**PRC**  
COMMERCIAL

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