

# COMMERCIAL DEVELOPMENT OPPORTUNITY

0 LONG RUN ROAD, WHITE OAK, PA 15131



## PROPERTY DESCRIPTION

Commercial property for sale along Route 48 in White Oak, PA 15131. This 1.85-acre parcel is zoned commercial with many uses. The C-2 commercial zoning district of White Oak is wide-ranging, accommodating commercial retail, restaurant, financial, medical, and more. Nearby businesses include regional and international retailers. This parcel is positioned for great visibility and traffic count. Proximity to major transportation routes and approximately 20 miles east of Downtown Pittsburgh.

## PROPERTY HIGHLIGHTS

- Development Opportunity
- Highway Occupancy on file with Penn Dot
- Wide Range of Uses

## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1.85 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	624	2,809	7,289
Total Population	1,230	5,338	13,960
Average HH Income	\$72,976	\$63,099	\$55,539



**SELECT REALTY**

Each office independently owned and operated

**DANTE EGIZIO**

Associate Broker , Real Estate Advisor

724.933.6300 x727

danteegizio@remax.net

PA #RS348097

400 Broad Street, Suite 2006,  
Sewickley, PA 15143



FOR SALE | LAND

PHOTOS

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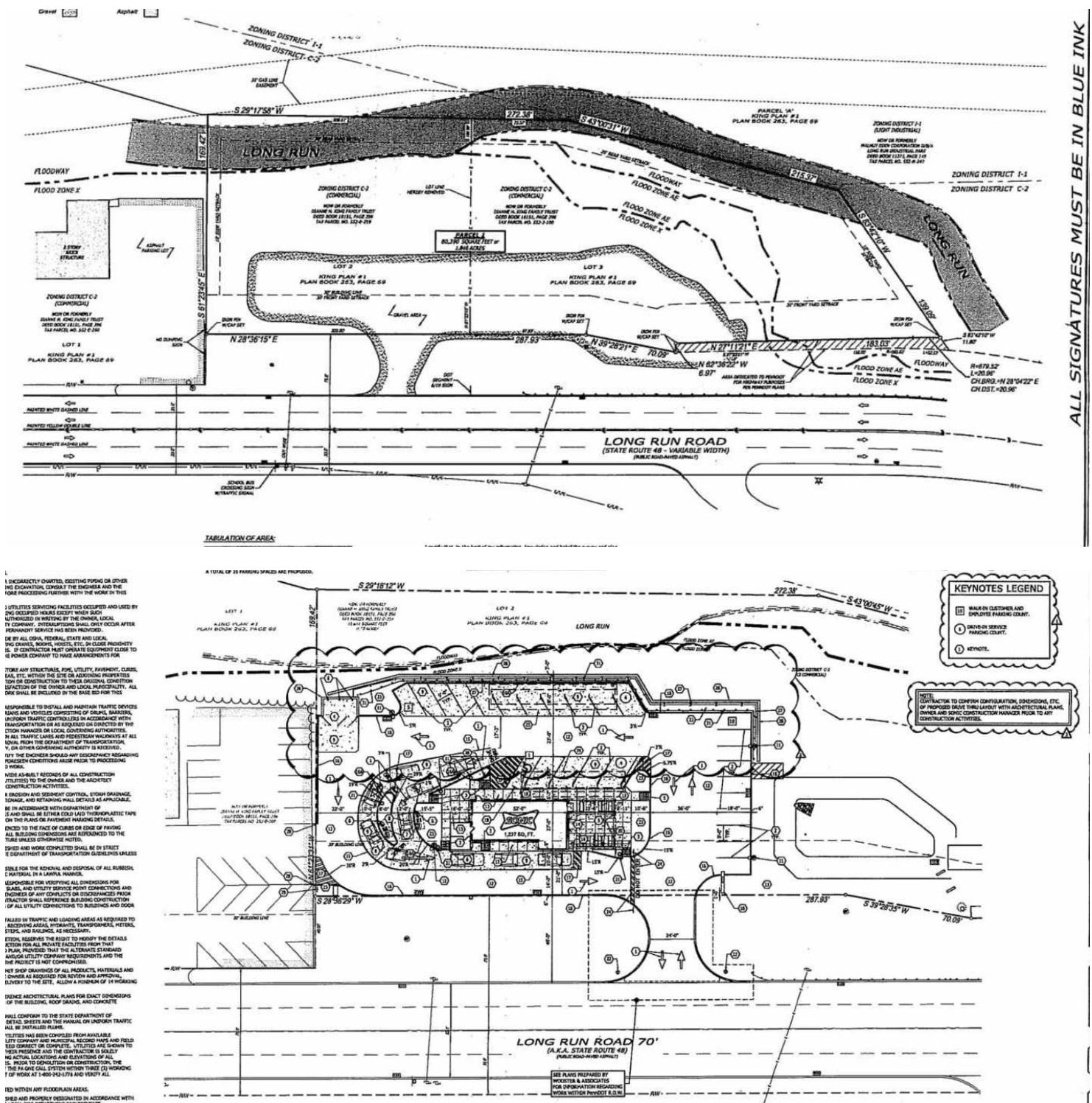
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ALL SIGNATURES MUST BE IN BLUE INK



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TRAFFIC COUNT			

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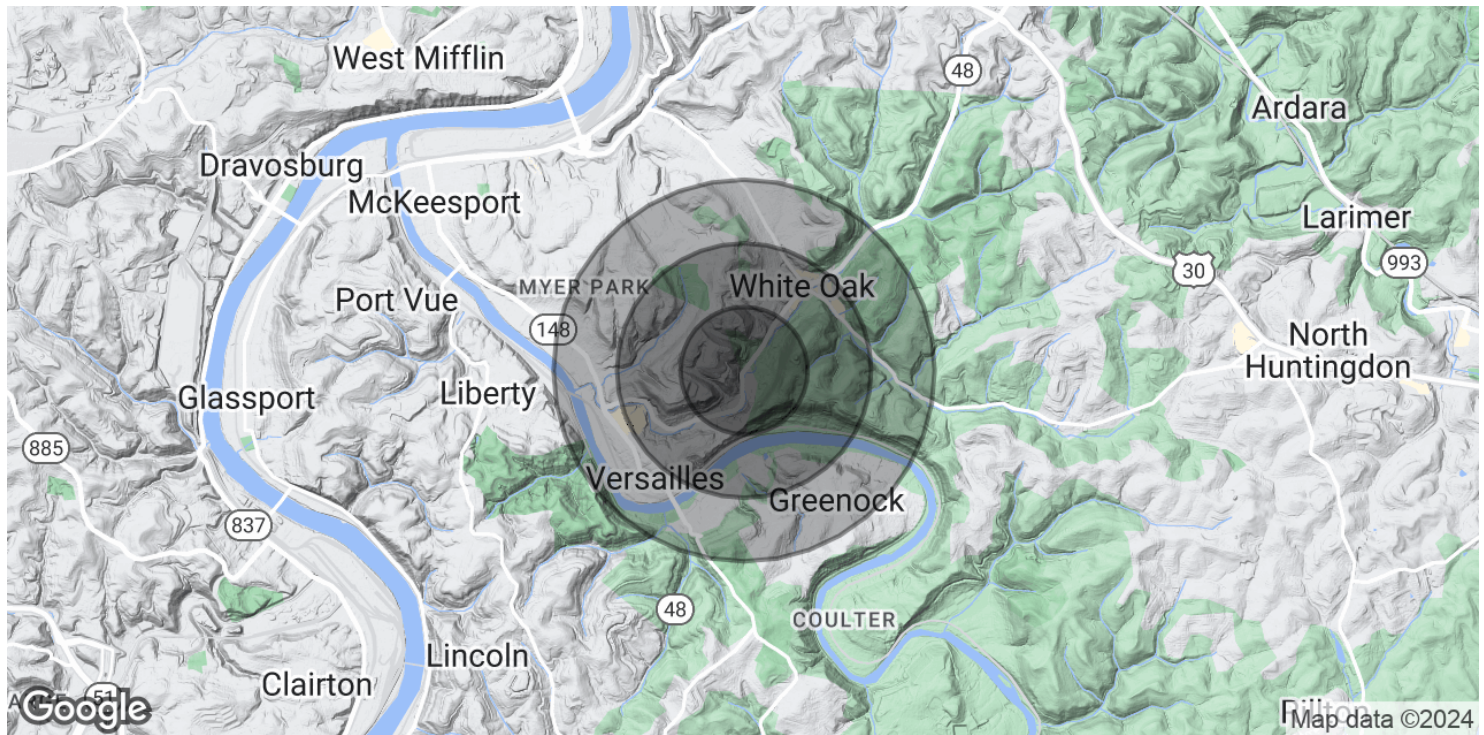
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,230	5,338	13,960
Average Age	51.9	49.5	45.9
Average Age (Male)	51.5	48.6	43.3
Average Age (Female)	51.9	49.9	47.2

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	624	2,809	7,289
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$72,976	\$63,099	\$55,539
Average House Value	\$107,184	\$97,278	\$86,546

\* Demographic data derived from 2020 ACS - US Census



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## DANTE EGIZIO

Associate Broker , Real Estate Advisor

danteegizio@remax.net

Direct: **724.933.6300 x727** | Cell: **412.347.8125**

PA #RS348097

## PROFESSIONAL BACKGROUND

As a RE/MAX® commercial advisor in Pittsburgh, Pennsylvania , I'm dedicated to helping my clients achieve their real estate goals. Whether you are buying or selling a property or just curious about the local market, I would love to offer my support and services. I know the local community — both as an advisor and a neighbor — and can help guide you through the nuances of our local market. With access to top listings, a worldwide network, exceptional marketing strategies and cutting-edge technology, I work hard to make your real estate experience memorable and enjoyable.

## MEMBERSHIPS

NAR (National Association of Realtors)

RAMP (Realtor Association of Metropolitan Pittsburgh)

### RE/MAX Select Realty

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