



Each office independently owned and operated

FOR SALE | LAND

RE/MAX SELECT REALTY

400 Broad Street, Suite 2006,
Sewickley, PA 15143

COMMERCIAL DEVELOPMENT OPPORTUNITY

0 LONG RUN ROAD, WHITE OAK, PA 15131



PRESENTED BY:

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Advisor

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PA #RS348097

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Select Realty and it should not be made available to any other person or entity without the written consent of RE/MAX Select Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Select Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Select Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Select Realty has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Select Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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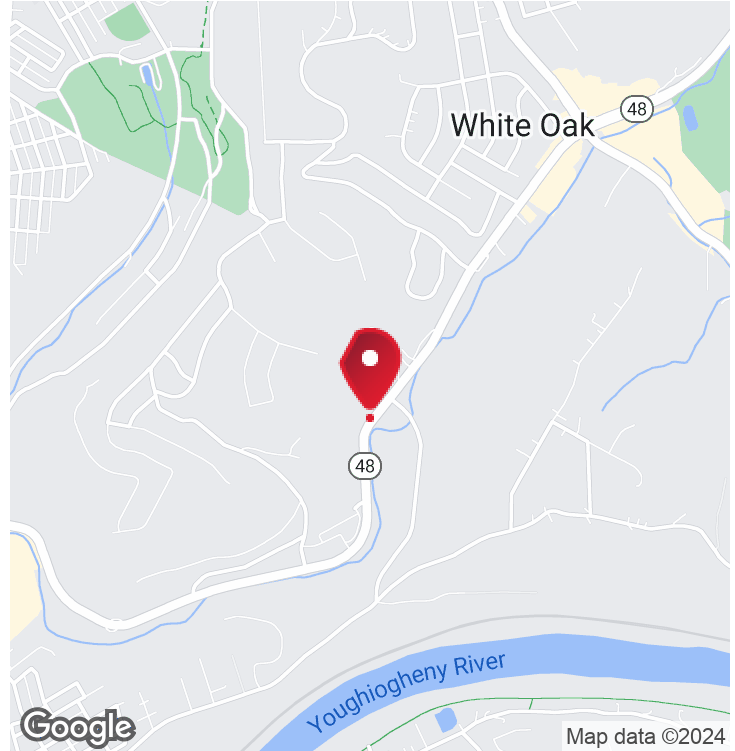
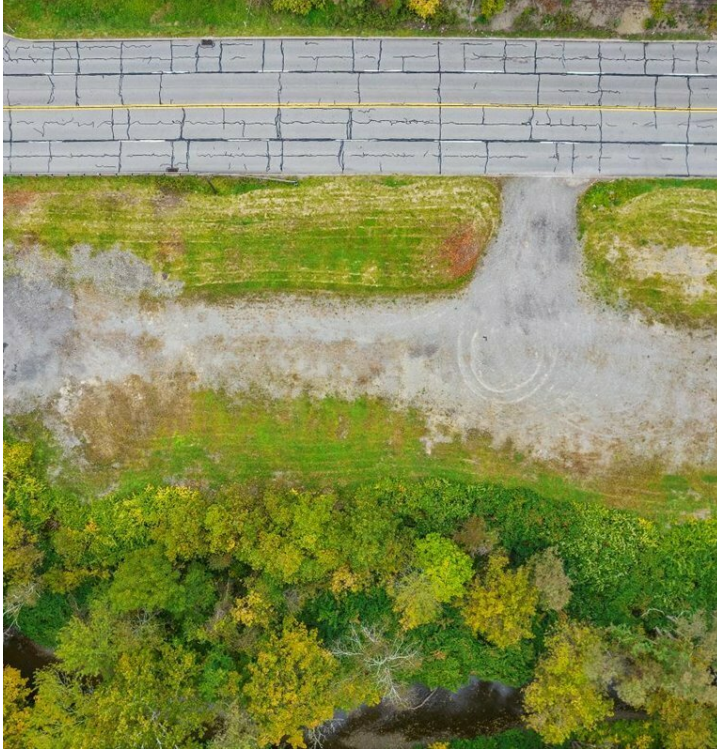
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|------------|
| Sale Price: | \$595,000 |
| Available SF: | |
| Lot Size: | 1.85 Acres |
| Price / Acre: | \$321,622 |
| Zoning: | Commercial |
| Market: | Pittsburgh |
| Submarket: | White Oak |

PROPERTY OVERVIEW

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

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

White Oak is a suburban Pittsburgh borough in Allegheny County, Pennsylvania. White Oak has five borders, including North Versailles Township to the north, North Huntingdon Township in Westmoreland County to the east, South Versailles Township to the southwest, Elizabeth Township to the south (in which a short part of the border runs across the Youghiogheny River), and McKeesport to the west.

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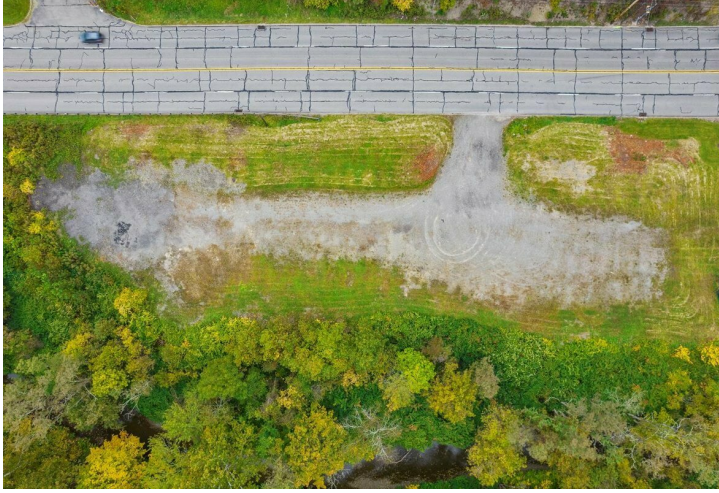
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

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

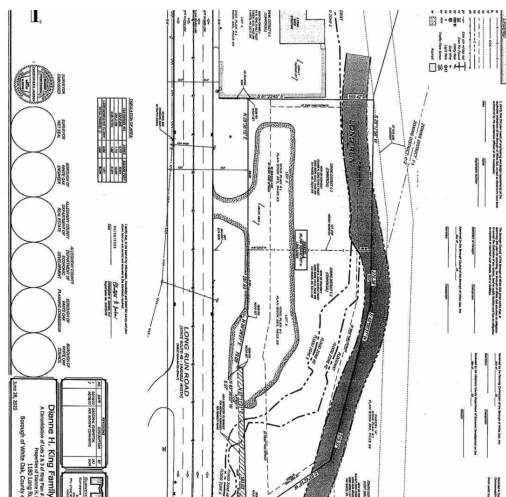
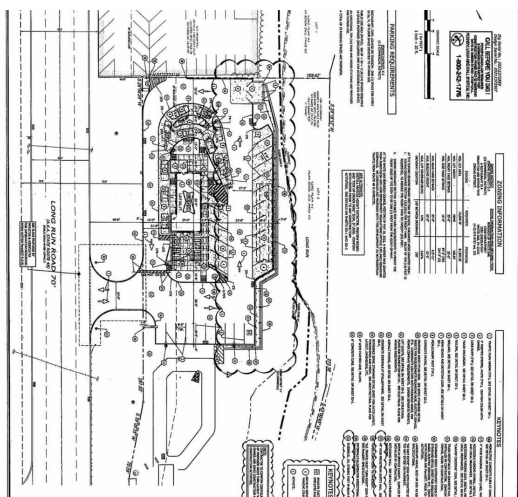


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ADDITIONAL PHOTOS



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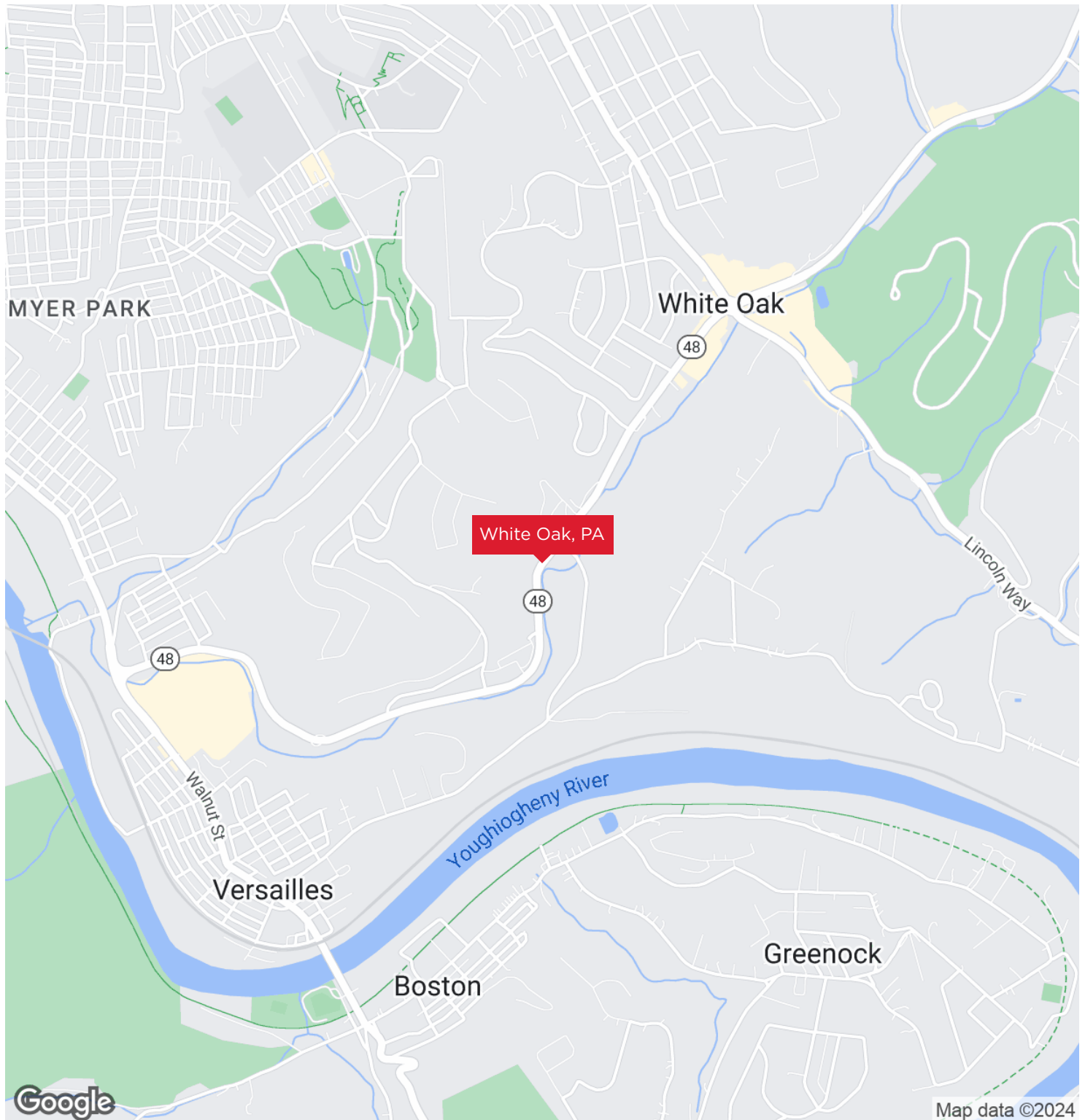
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LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP
LOCATION MAP
AERIAL MAP
SITE PLANS

REGIONAL MAP

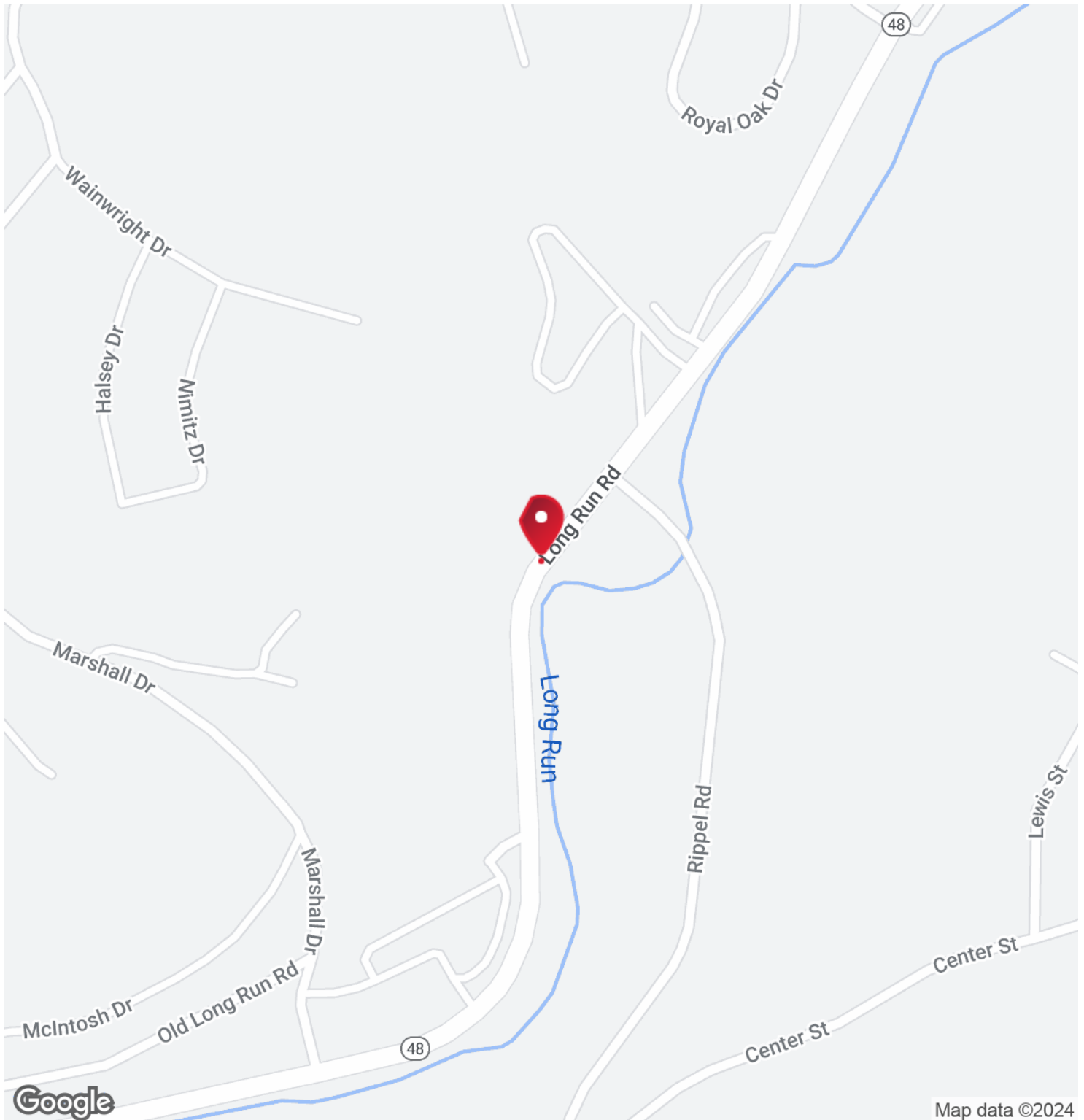


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LOCATION MAP



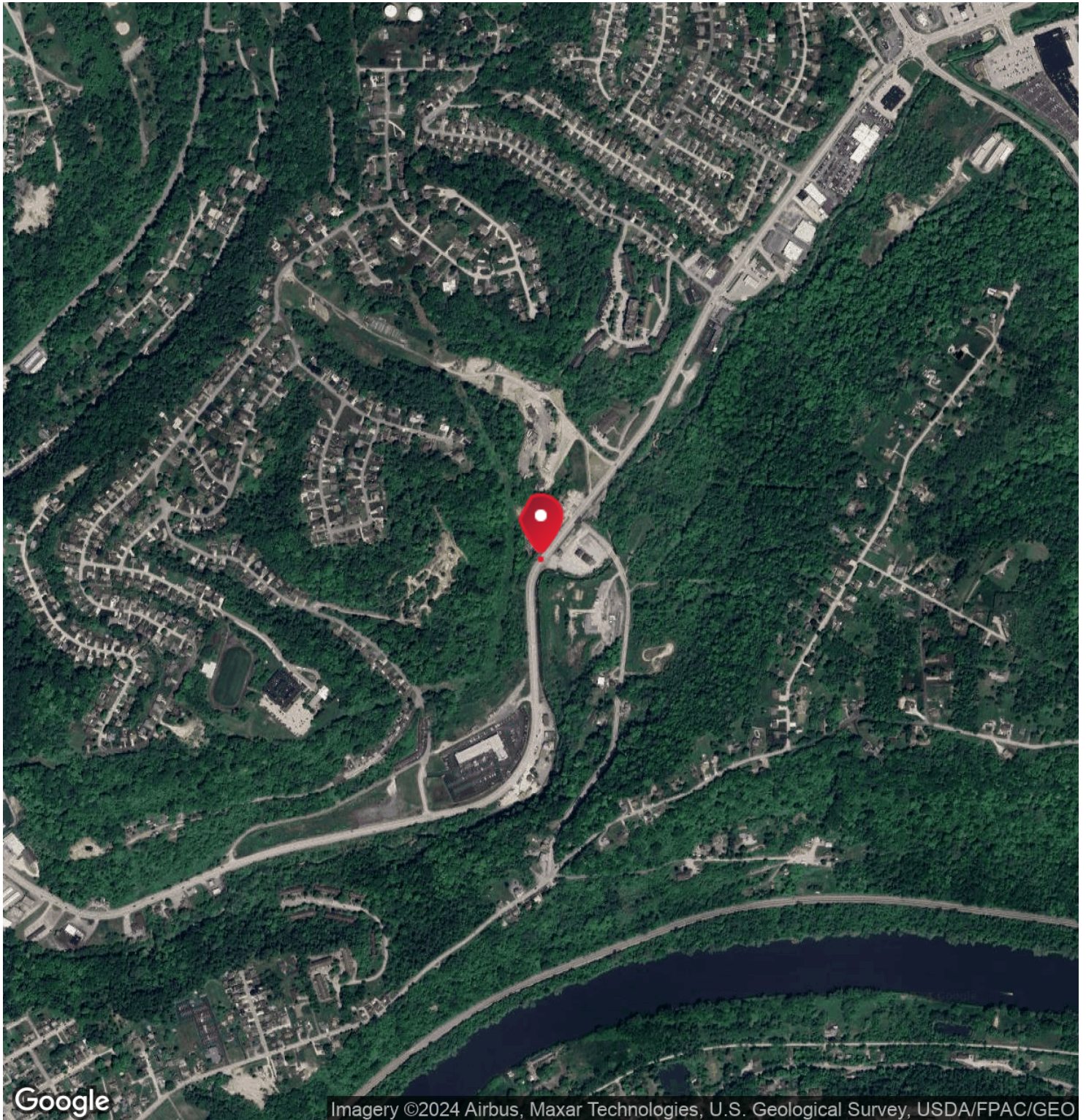
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AERIAL MAP

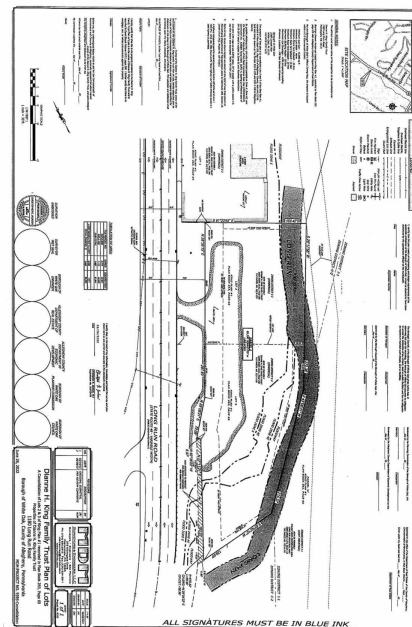
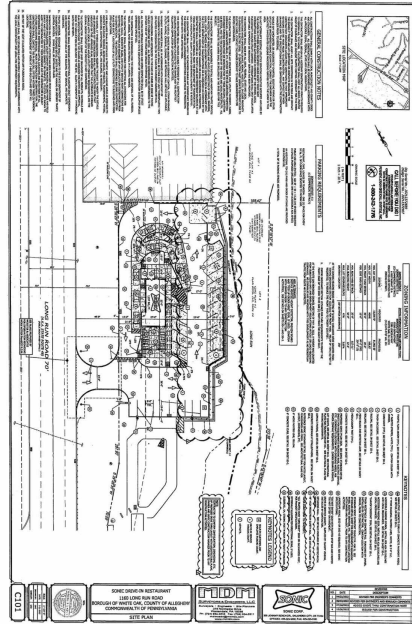


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SITE PLANS



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FINANCIAL ANALYSIS

IN THIS SECTION

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INCOME & EXPENSES

// FINANCIAL SUMMARY

INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

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// INCOME & EXPENSES

INCOME SUMMARY

| | |
|--------------|-----|
| GROSS INCOME | \$0 |
|--------------|-----|

EXPENSES SUMMARY

| | |
|--------------------|-----|
| OPERATING EXPENSES | \$0 |
|--------------------|-----|

| | |
|----------------------|-----|
| NET OPERATING INCOME | \$0 |
|----------------------|-----|

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SALE COMPARABLES

IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

SALE COMPS



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)

SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

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LEASE COMPARABLES

IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

//LEASE COMPS



It turns out, you don't have any Comps Selected!

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//LEASE COMPS MAP & SUMMARY



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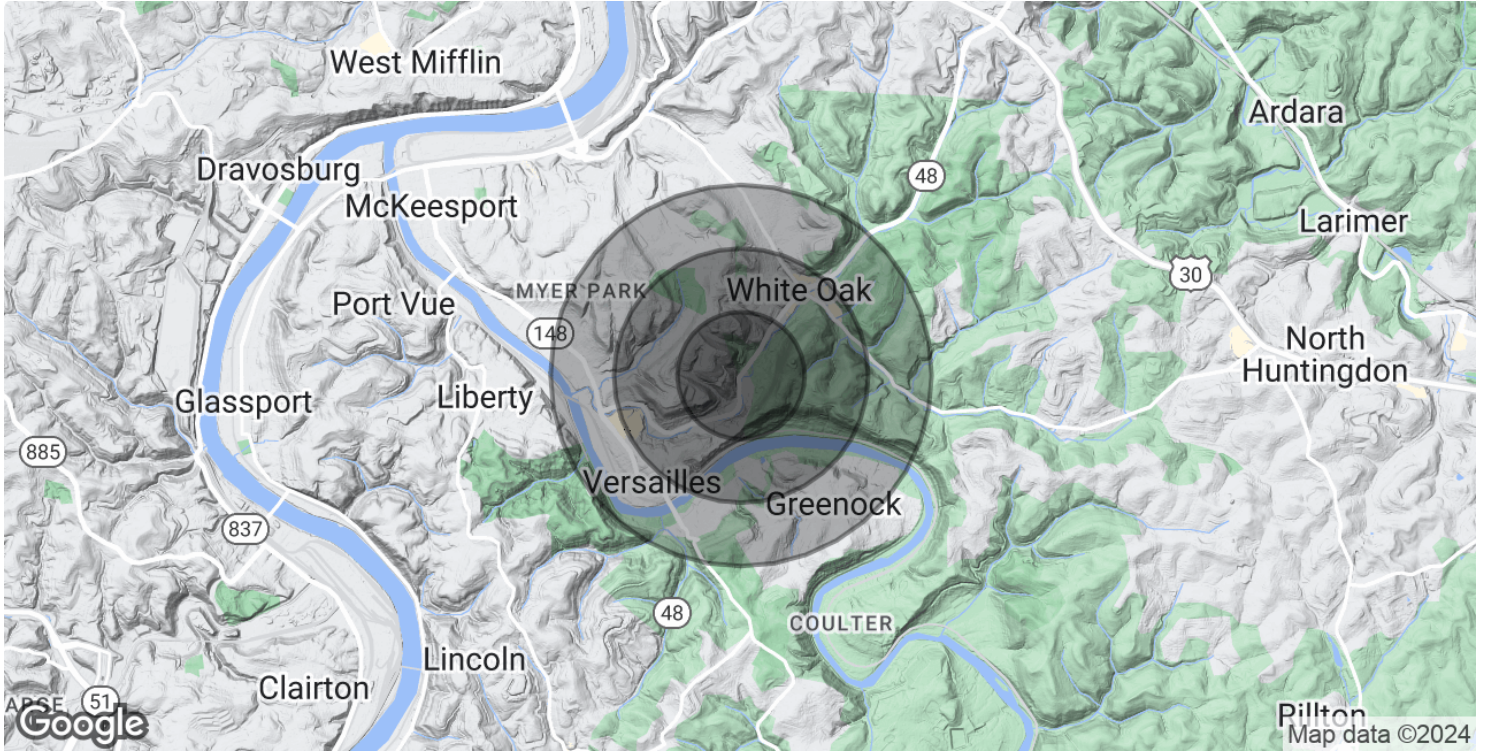
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



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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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1

**DANTE EGIZIO****Associate Broker , Real Estate Advisor**

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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)

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