

101 Northtowne Square

Gibsonia, PA 15044



Building **Size**

Approximately 3,649 SF

Site **Size**

Approximately 1.14 Acres

Parcel **ID**

1665-C-204 (Allegheny County)

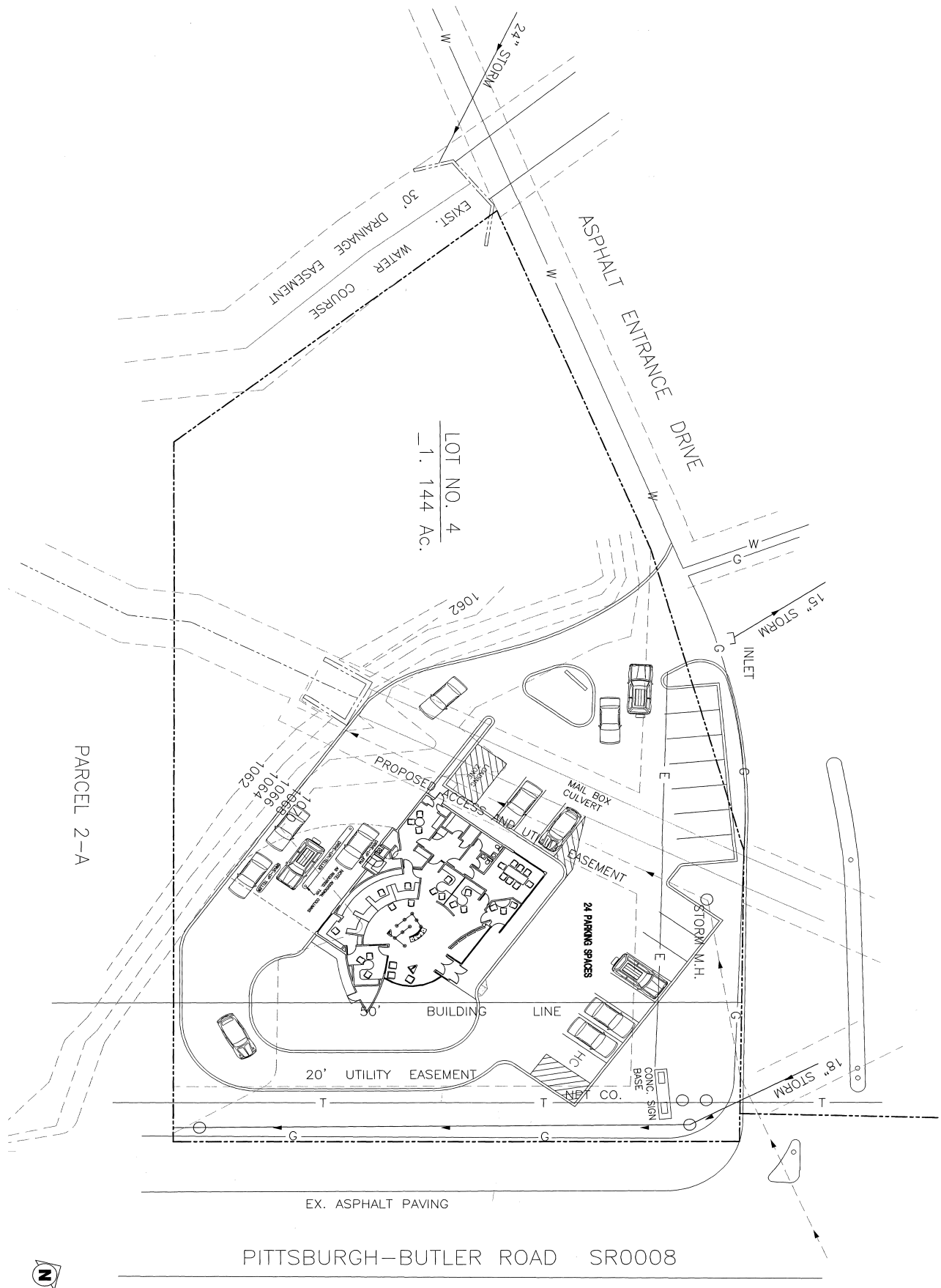
Property **Highlights**

- Outparcel to Northtowne Square - co-tenants include Giant Eagle, Fine Wines & Goods Spirits, GNC, Petco, Dunham's, Supercuts, Starbuck's, H&R Block, AYR Wellness, Wendy's and Taco Bell
- Potential for retail, medical or office users
- Dedicated parking lot for approximately 18 cars
- In close proximity to the Richland Mall, Orchard Park Plaza, Grandview Crossing and many other amenities along Route 8

The property being sold does not have an asking price - Seller is accepting offers and encouraging responses be received by **March 15, 2024**.

All offers should be based upon Buyer remaining responsible for any Buyer representative commissions or brokerage fees.

Site Plan





AVERAGE DAILY TRAFFIC

22,411 Vehicles Daily - Route 8

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population	4,202	23,640	53,267
Avg. HH Income	\$148,818	\$137,591	\$134,308



For more information please contact:

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