OXFORD
REALTY SERVICES, INC.

OUTPARCELS AVAILABLE FOR GROUND LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

Northland Center

4717 - 4725 McKnight Road, Pittsburgh, PA 15237

TWO PAD SITES
Available for Ground Lease

41,256 VPD
McKnight Road Traffic

SIGNALIZED ACCESS
Excellent Visibility & Access

Available **Premises**

Outparcel One - Pad Ready Site

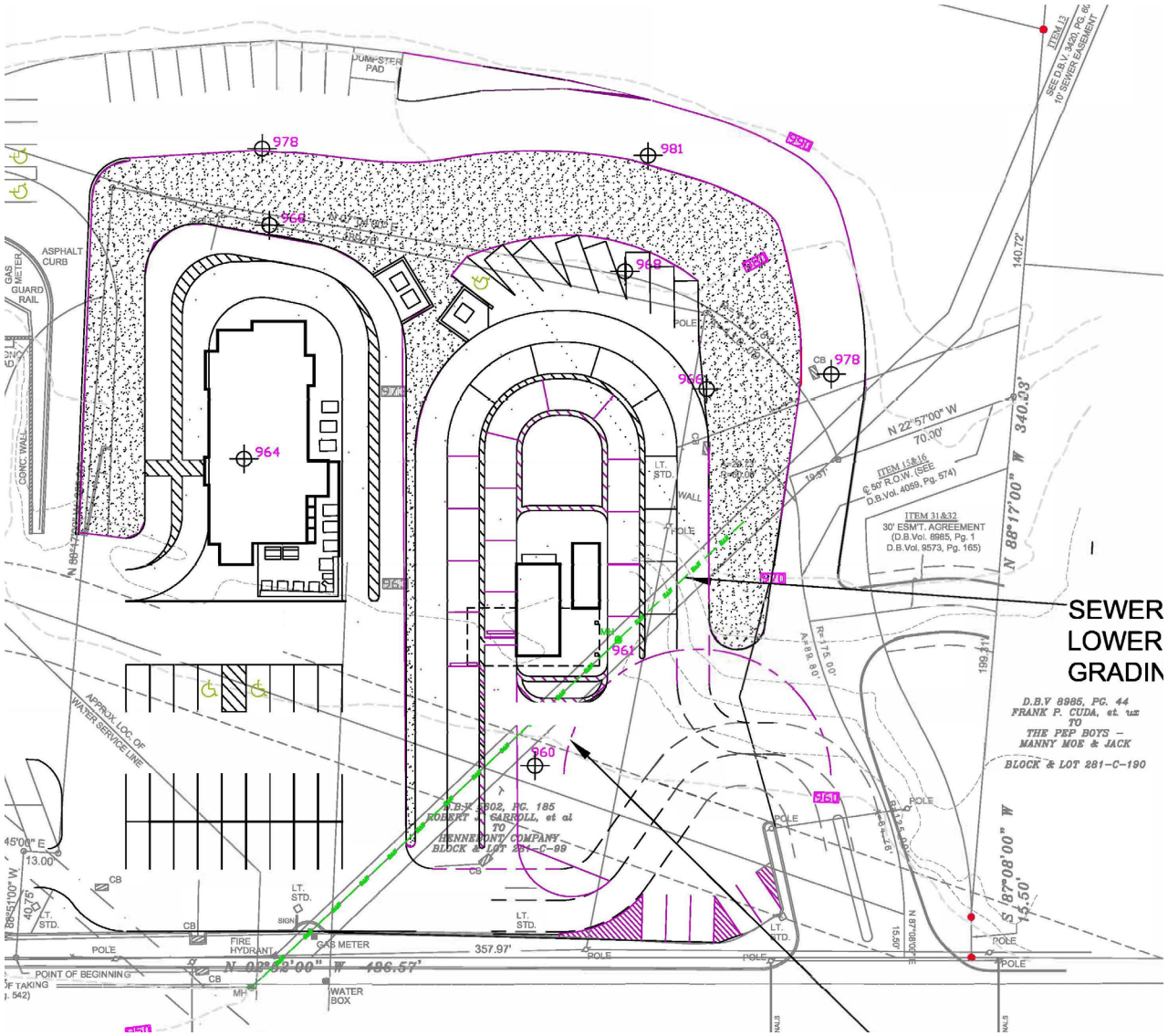
Outparcel Two - Pad Ready Site

Property **Highlights**

- Two Proposed Outparcel Sites Available – Landlord will raze the existing building and provide two ground lease opportunities at Northland Center
- Prime McKnight Road Frontage – Highly visible location along a major North Hills commercial corridor
- 41,256 Vehicles Daily – Exceptional exposure to daily traffic on McKnight Road
- Signalized Intersection – Convenient ingress and egress with direct access to McKnight Road
- Build-to-Suit Opportunity – Sites designed to accommodate new development tailored to the user's requirements
- Flexible Development Potential – Well suited for retail, restaurant, medical, and service-oriented uses
- Established Retail Destination – Surrounded by major retailers, restaurants, services, and established residential neighborhoods
- Existing Shopping Center Traffic – Benefit from activity generated by the fully leased Building Two
- Strong Regional Retail Presence – Located within a highly established North Hills retail corridor
- Excellent Visibility – Prominent pad locations positioned within the existing Northland Center site
- Ample Existing Parking & Circulation – Proposed development benefits from the center's established access and parking infrastructure
- Affluent Trade Area – Average household income exceeds $100,000 within a 1-, 3-, and 5-mile radius
- Strategic North Hills Location – Conveniently located near major highways and surrounding regional retail destinations

AVERAGE DAILY TRAFFIC			
41,256 Vehicles Daily - McKnight Road			
DEMOGRAPHICS			
	1-MILE	**3-MILES**	**5-MILES**
Population	5,499	76,109	212,398
Avg. HH Income	$120,501	$108,867	$103,966

Sample Proposed Pads - Outparcel Layouts



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