

5100 , 5300 & 5600 CORPORATE DRIVE

McCandless Corporate Center | Office Park



5100 Corporate Drive

715-R-25 | 1.49 Acres

5300 Corporate Drive

715-L-248 | 2.26 Acres

5600 Corporate Drive

715-L-110 | 3.7 Usable Acres

**3.7, 2.26 & 1.49 ACRE PARCELS
AVAILABLE FOR GROUND LEASE OR SALE**



5100 Corporate Drive
715-R-25 1.49 Acres

5300 Corporate Drive
715-L-248 2.26 Acres

KinderCare opened Spring 2022

5600 Corporate Drive
715-L-110 3.7 Usable Acres



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TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

02

MARKET OVERVIEW

03

PARCEL DETAILS

EXECUTIVE SUMMARY



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MCKNIGHT ROAD



EXECUTIVE SUMMARY

5100 CORPORATE DRIVE

1.49 Acres

Parcel ID: 0715R00025

Zoned C6 Town of McCandless
Preferred Uses: Restaurant, Multifamily, and Hospitality

5300 CORPORATE DRIVE

2.26 Acres

Parcel ID: 0715L002480

Zoned C6 Town of McCandless
Preferred Uses: Restaurant, Multifamily, and Hospitality

5600 CORPORATE DRIVE

3.7 Usable Acres

Parcel ID: 0715L0011

Zoned C6 Town of McCandless
Preferred Uses: Restaurant, Multifamily, and Hospitality

Highlights



Consumer Spending within a 3 mile radius was more than \$858 million in 2020.



McKnight Road is home to over 300 retailers with an AADT of over 55,000.



Located centrally to Pittsburgh (less than 8 miles away) & Cranberry (less than 12 miles away), two of the main traffic points in Western PA.



Over 10,833 daily employees & 826 companies within a one-mile radius.

MARKET OVERVIEW





RETAIL MAP



DEMOGRAPHS

DEMOGRAPHICS				
	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	7,592	60,157	135,650	537,902
MED HH INCOME	\$73,113	\$84,751	\$89,052	\$70,335
MED HOME VALUE	\$224,152	\$222,327	\$227,733	\$218,543
TOTAL HOUSEHOLDS	3,349	25,816	59,901	233,092



Business

- 1,298 Businesses
- 13,315 Total Employees



Population

- 40,655
- 43.5 Years Median Age



Employment

- 4.9% Unemployment Rate
- 75% White Collar



Households

- 2.1 Average Household Size
- \$64,311 Median HH Income



Education

- 42% Bachelor's/Grad/Pro
- 28% Some College



Income

- \$127,570 Median Net Worth
- \$38,478 Per Capita Income

MCCANDLESS TOWNSHIP

McCandless Township is situated directly in the heart of the North Hills and is conveniently located only 20 minutes from downtown Pittsburgh. McCandless Township is quite a sizable community with a population close to 30,000 residents. It has quickly become one of the most dynamic submarkets in the Pittsburgh region and is home to the region's most popular shopping, dining, entertainment, medical and professional services. McKnight Road, also known as Bypass 19, is the main route that runs through McCandless Township. McCandless Township is bordered by Pine Township, Hampton Township, Ross Township, and Franklin Park.

There are quite a few of retail shoppes, restaurants, and businesses located along this stretch in McCandless. Health care is also conveniently located in McCandless Township as the UPMC Passavant Hospital is right on Babcock Boulevard.



AWARD WINNING EDUCATION - NORTH ALLEGHENY SCHOOL DISTRICT

North Allegheny School District has a total population of around 45,000 residents located twelve miles north of Pittsburgh. North Allegheny serves the municipalities of Bradford Woods Borough, Franklin Park Borough, Marshall Township and the Town of McCandless and encompasses a total of 48 square miles. North Allegheny is the largest suburban school district in Allegheny County. The District is also one of the largest employers in the North Hills of Pittsburgh, employing over 1,000 people.



#1

**BEST PLACES TO TEACH
IN PENNSYLVANIA**

#1

**BEST SCHOOL DISTRICTS
FOR ATHLETES
IN PENNSYLVANIA**

#3

**DISTRICTS WITH THE
BEST TEACHERS
IN PENNSYLVANIA**

#3

**BEST SCHOOL DISTRICTS
IN PENNSYLVANIA**

NORTH HILLS - Premier Shopping, Dining & Entertainment

The parcels are along McKnight road and seconds away from the region's most sought-after retail—Ross Park Mall and the Block at Northway. Given the proximity to McKnight Road and McCandless, the parcels are a major opportunity to develop and be in the company of some of the region's best access to shopping, dining, medical services while sitting ten minutes from Downtown Pittsburgh.



ROSS PARK MALL



MULTIPLE SHOPPING PLAZA OPTIONS



THE BLOCK AT NORTHWAY





With an alluring range of high-end and affordable retailers, **ROSS PARK MALL** offers a shopping experience unlike any other in the region. Conveniently located less than 10 miles north of Downtown Pittsburgh with ample tour bus parking, Ross Park Mall is the ideal destination for a retail retreat. This dynamic destination offers over 150 retailers including Nordstrom, Macy's, Burberry, California Pizza Kitchen, The Cheesecake Factory, Coach, Janie and Jack, Kate Spade, Lacoste, L.L. Bean, Louis Vuitton, Lucky Brand, Michael Kors, Pottery Barn, LEGO, Tiffany & Co., and Crate & Barrel.

PARCEL DETAILS



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MCKNIGHT ROAD

PARCEL DETAILS

FORMER TGI FRIDAY'S SITE



5300 CORPORATE DRIVE

2.26 Acres

Parcel ID: 0715L002480

Zoned C6 Town of McCandless
Preferred Uses: Restaurant, Multifamily, and
Hospitality

FORMER EMPIRE PALACE SITE



5100 CORPORATE DRIVE

1.49 Acres

Parcel ID: 0715R00025

Zoned C6 Town of McCandless
Preferred Uses: Restaurant, Multifamily, and Hospitality

PARCEL DETAILS

PARCEL C



5600 CORPORATE DRIVE

3.7 Usable Acres

Parcel ID: 0715L0011

Zoned C6 Town of McCandless
Preferred Uses: Restaurant, Multifamily, and
Hospitality





1.49, 2.26, & 3.7 ACRES

5100, 5300, & 5600 CORPORATE DRIVE, PITTSBURGH, PA 15237

For More Information, Contact:

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