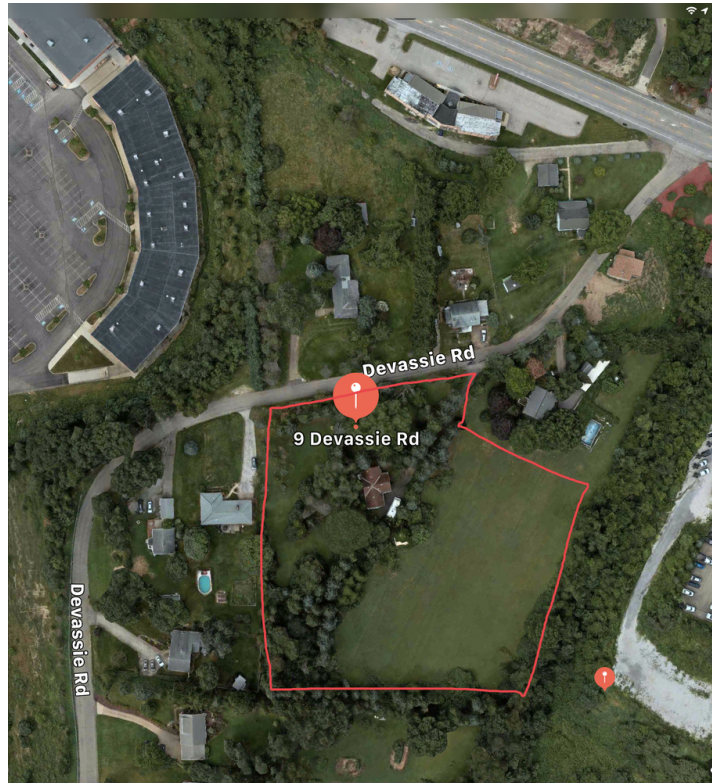


COMMERCIAL/OTHER FOR SALE

9 Devassi Rd, Robinson Twp, PA 15136



SALE PRICE:	\$595,000.00
LOT SIZE:	3.5 Acres
APN #:	
ZONING:	C3

PROPERTY OVERVIEW

development land near retail, office and Major Highways and Settlers Ridge. Land can be combined with adjacent properties for total

PROPERTY FEATURES

- strong demos in expanding I-376 airport corridor
- property adjacent to Stubenville Pike
- property access from Stubenville Pike and Campbells Run Road.
- 75% of land is level and shovel ready
- all utilities are at the site
- suitable for Hotel, office, apartment, or commercial housing
- Towne Center, Mall at Robinson, Trinity Point and Airport is minutes drive time.

KW COMMERCIAL
1500 Oxford Drive,
Suite 300
Bethel Park, PA 15102

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Managing Director / Western Pa.
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dgerman@kwcommercial.com
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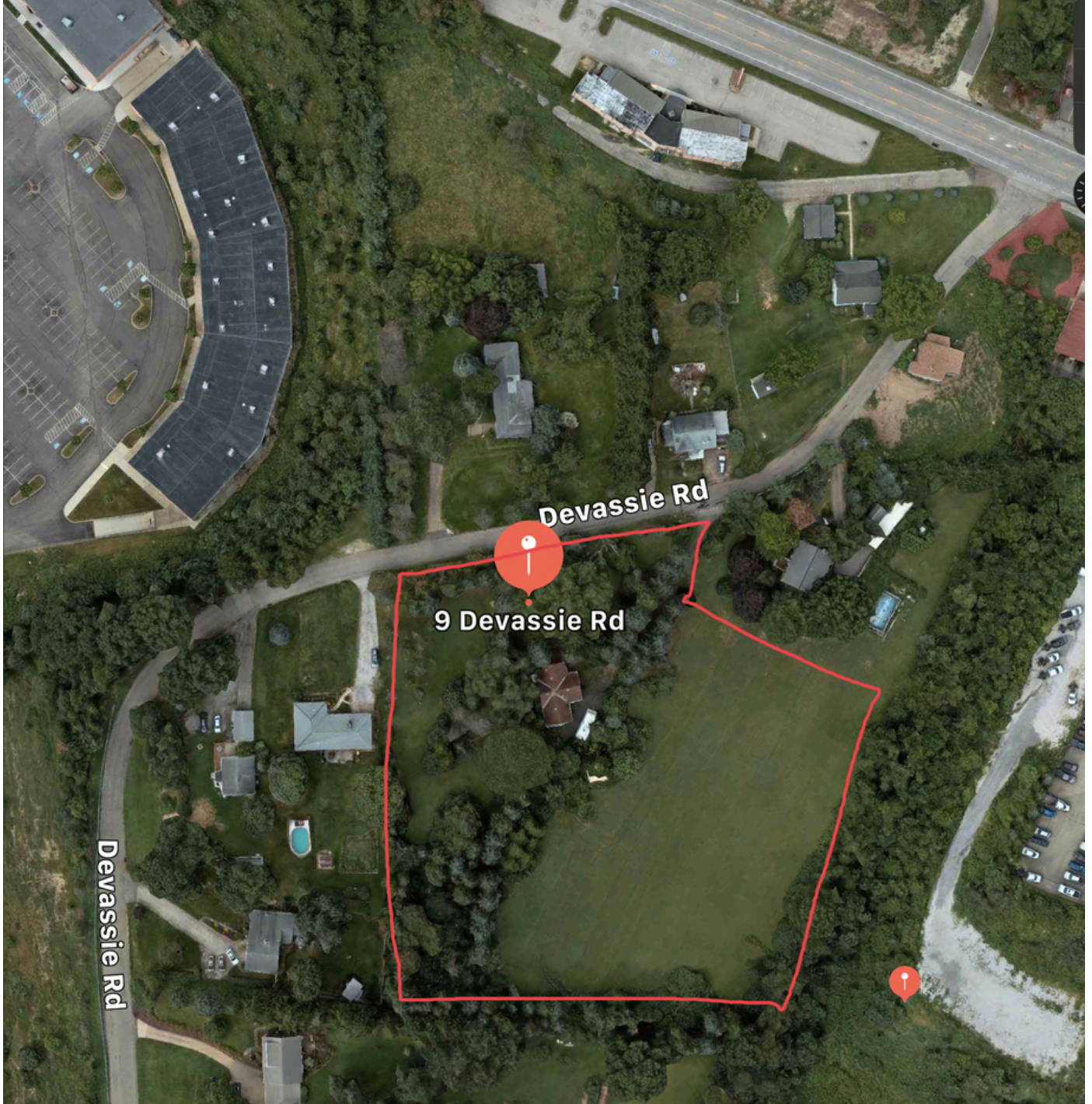
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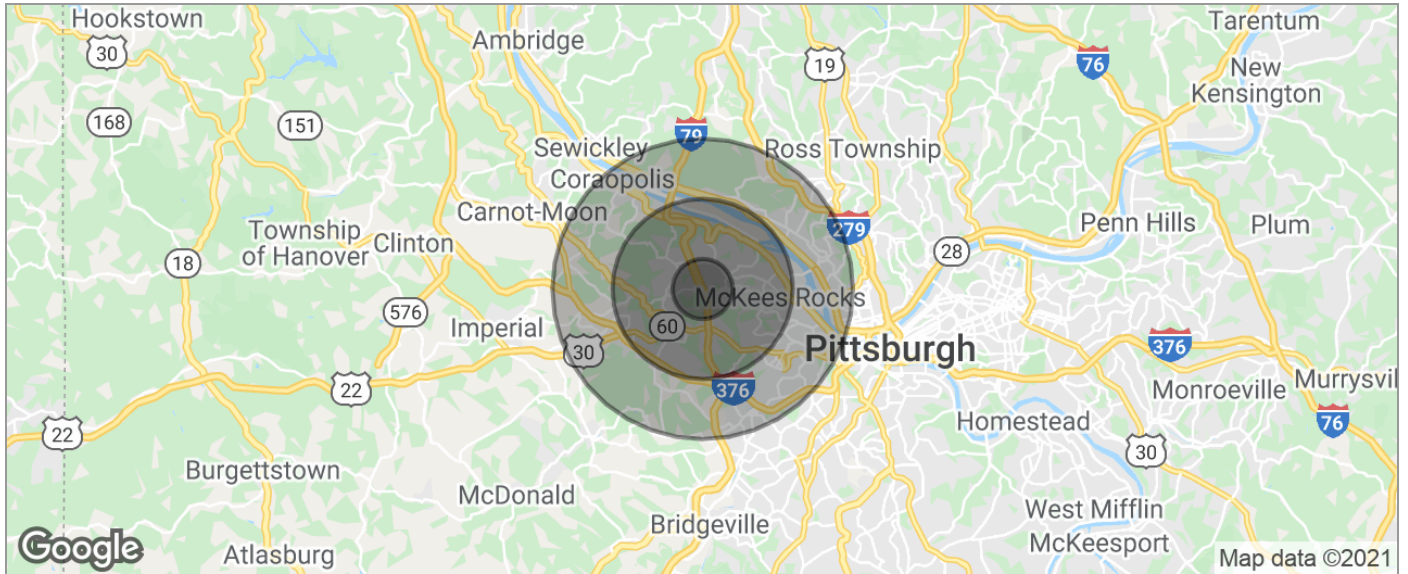
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,363	26,941	101,516
MEDIAN AGE	42.9	44.0	42.2
MEDIAN AGE (MALE)	36.9	40.2	39.7
MEDIAN AGE (FEMALE)	46.6	47.7	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,665	10,715	43,597
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$86,406	\$81,793	\$68,452
AVERAGE HOUSE VALUE	\$209,710	\$188,426	\$156,528
RACE	1 MILE	3 MILES	5 MILES
% WHITE	89.5%	90.9%	86.4%
% BLACK	6.0%	3.8%	8.4%
% ASIAN	1.8%	3.3%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.8%	0.7%	0.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.8%	1.5%	1.3%

* Demographic data derived from 2010 US Census

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