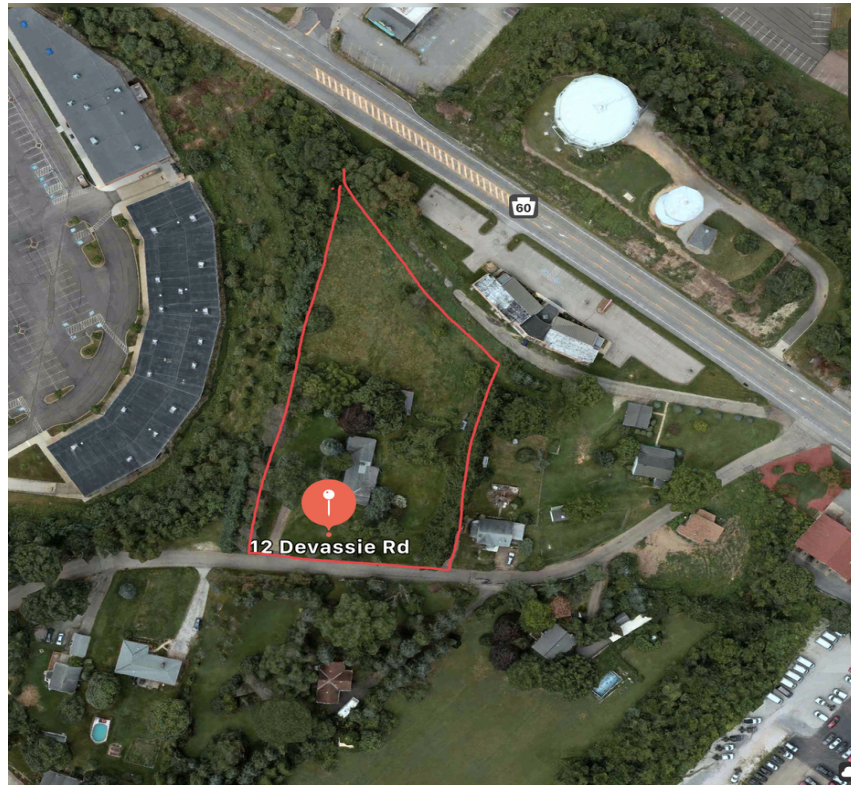


DEVELOPMENT SITE FOR SALE



12 Devassie Rd, Robinson Twp, PA 15205



SALE PRICE: 1,318,000.00 (Total)

LOT SIZE: 5.5 Acres (Total)

ZONING: C3

PRICE PER ACRE: \$195,313

PROPERTY OVERVIEW

Land for Development along Route 60 in high density retail area.

PROPERTY FEATURES

- 7 Devassie Rd - .08 Acres (\$250,000.00)
- 9 Devassie Rd - 3.5 Acres (\$693,000.00)
- 12 Devassie Rd - 1.92 Acres (\$375,000.00)

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

JOHN DOUGLAS GERMAN
Managing Director / Western Pa.
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C: 412.999.8525
dgerman@kwcommercial.com
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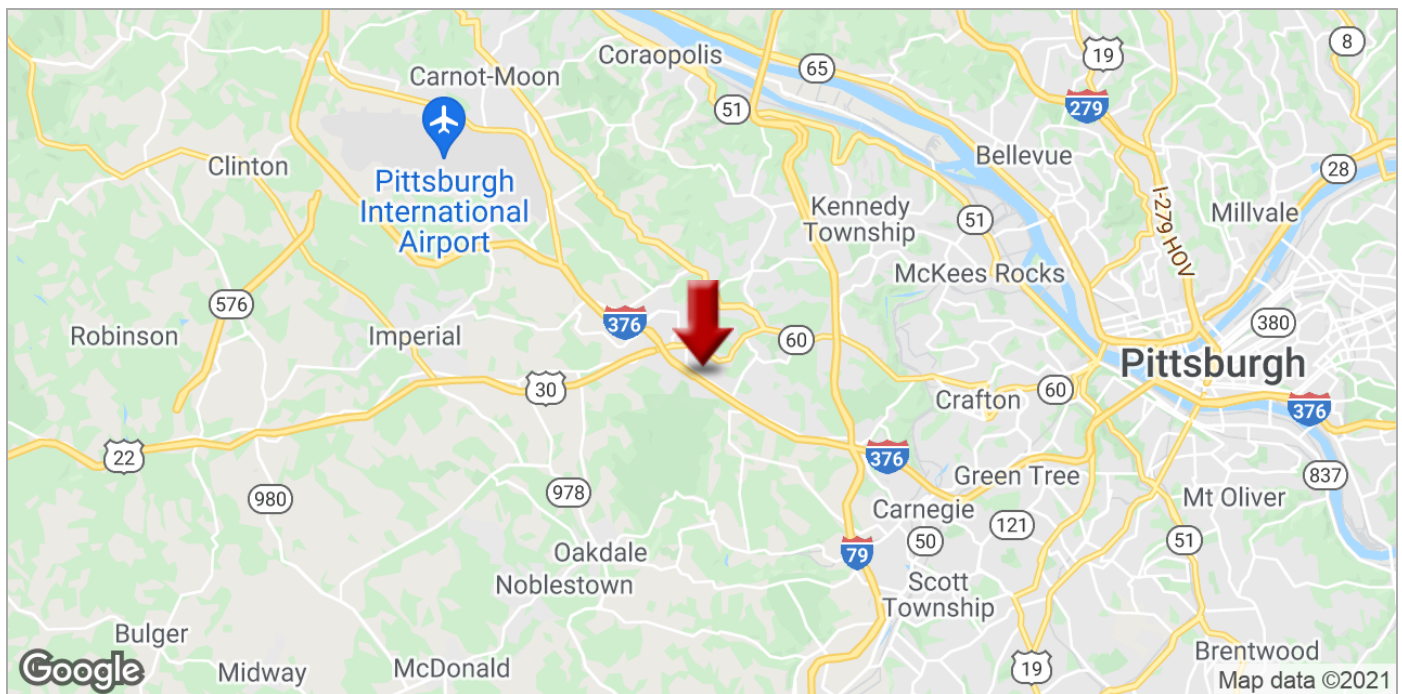
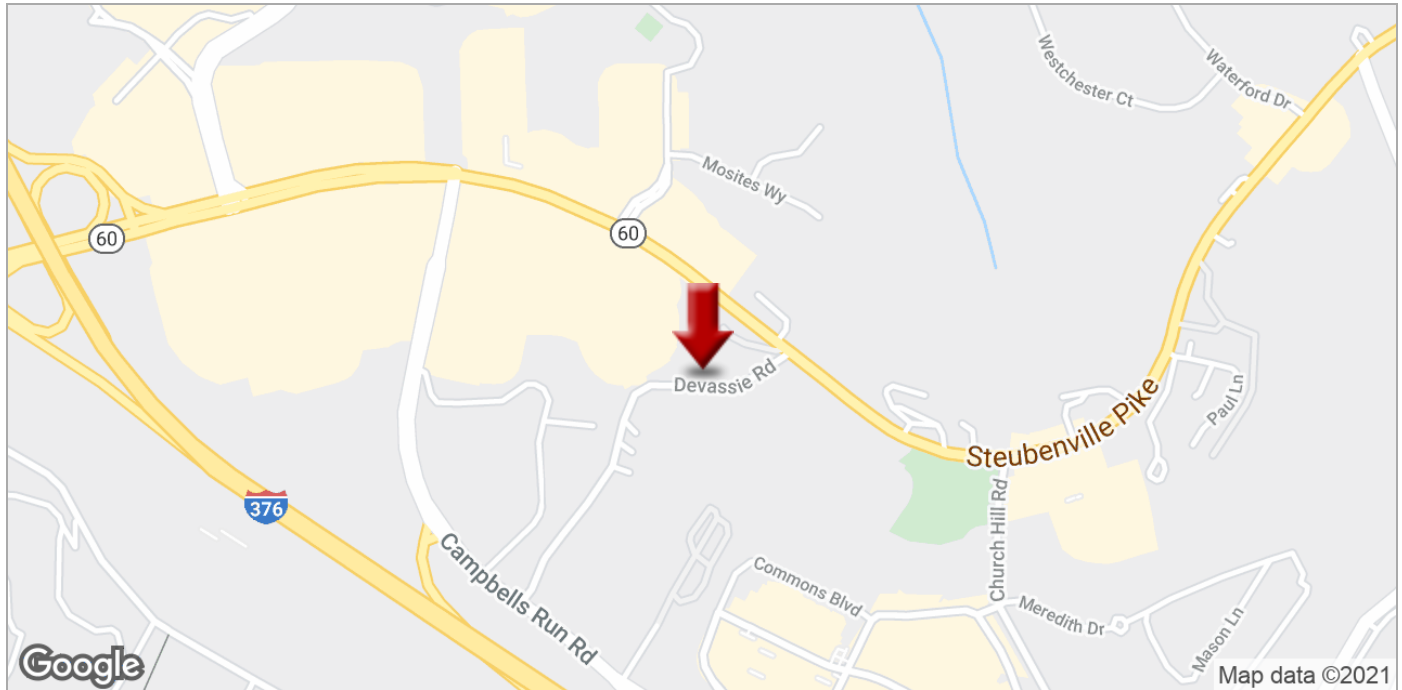
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,101	68,122	442,595
MEDIAN AGE	39.0	42.2	41.3
MEDIAN AGE (MALE)	33.8	39.9	39.3
MEDIAN AGE (FEMALE)	46.4	44.9	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	949	28,410	188,513
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$78,001	\$81,594	\$73,642
AVERAGE HOUSE VALUE	\$218,252	\$171,083	\$182,010
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.2%	90.7%	86.8%
% BLACK	2.9%	4.2%	8.3%
% ASIAN	9.2%	3.1%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.7%	0.5%	0.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.9%	1.6%	1.5%

* Demographic data derived from 2010 US Census

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