

OFFERING MEMORANDUM

417 Meyers Lane

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McDonald, PA 15057

PRESENTED BY:

DARIN SHRIVER

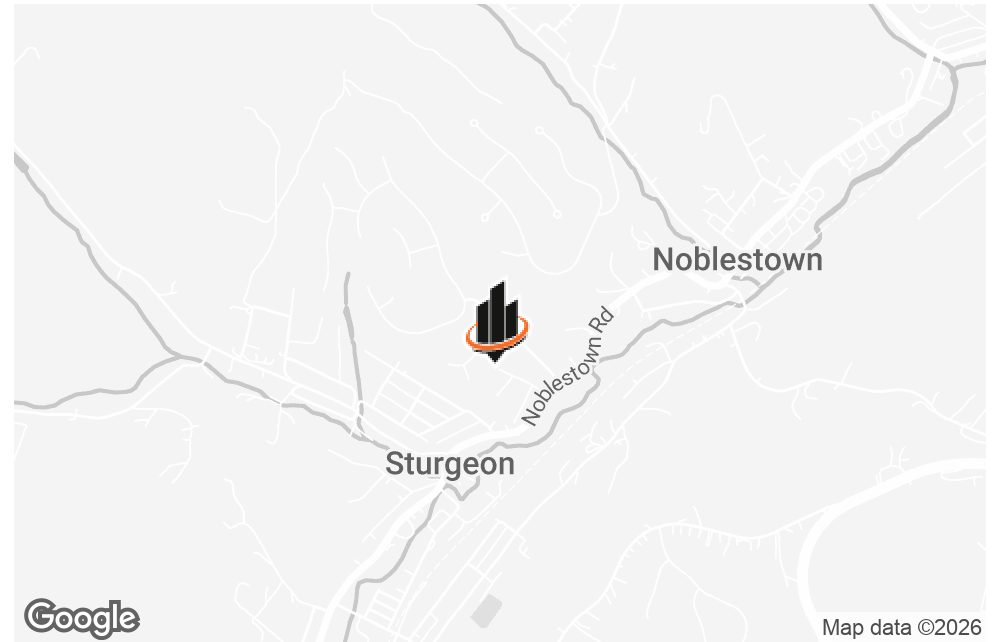
Senior Advisor

C: 724.255.9540



THREE RIVERS
COMMERCIAL ADVISORS

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Maxar Technologies



OFFERING SUMMARY

SALE PRICE:	\$650,000
BUILDING SIZE:	5,800 SF
LOT SIZE:	1.508 Acres
PRICE / SF:	\$112.07
ZONING:	Mixed Use
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to acquire this versatile commercial asset in North Fayette, Allegheny County — a property that balances immediate operational utility or residential redevelopment potential.

Offering a 4,000 SF insulated metal building plus contiguous office/garage, this site is engineered for performance, featuring heated floors, a large drive-in door, and an outdoor storage lot. The primary warehouse is complemented by an attached two story structure, providing a flexible mix of garage, storage, and office space perfect for a growing contractor or light industrial user.

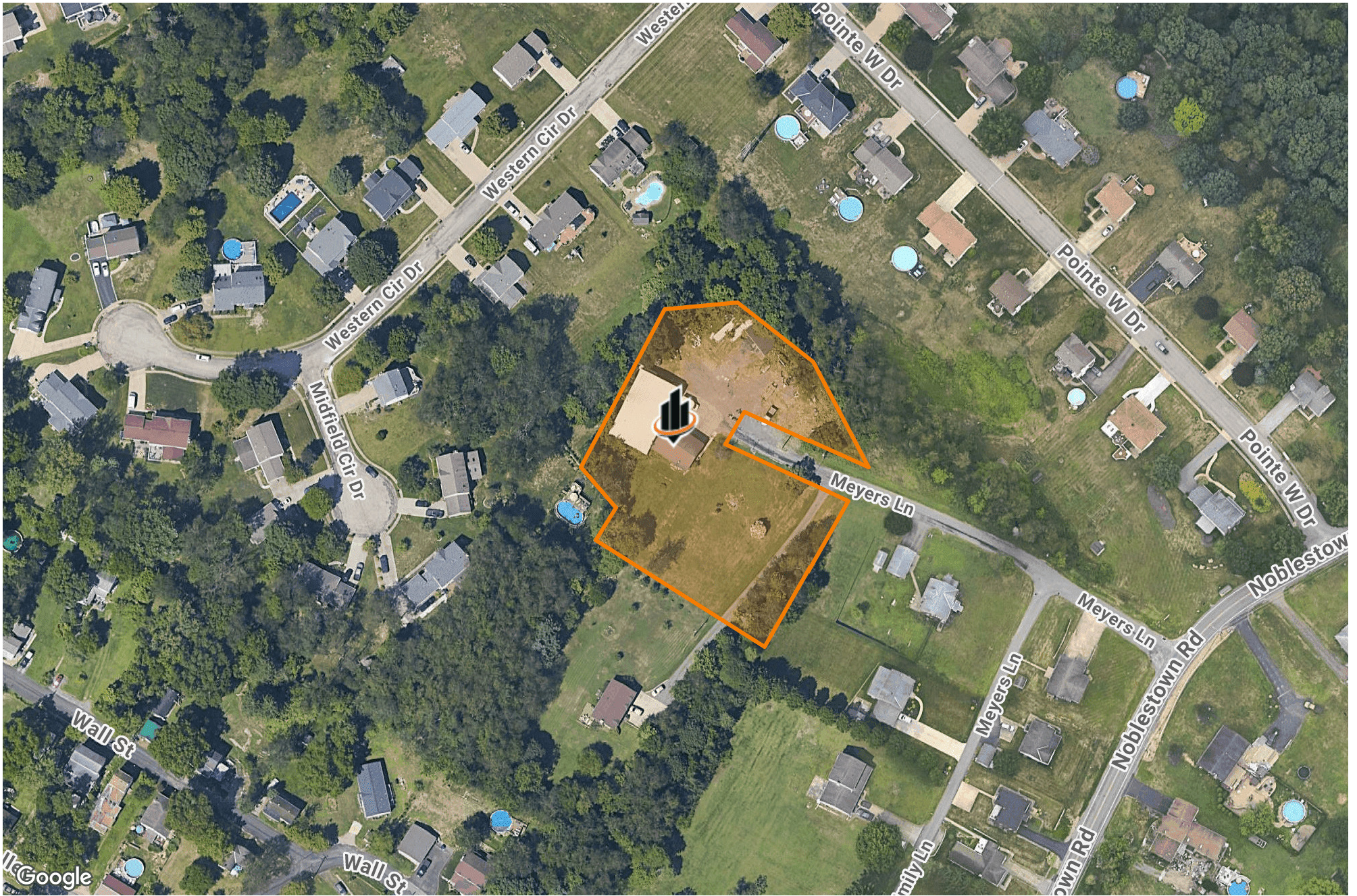
Situated on a 1.508-acre lot equipped with municipal utilities (water, sewer, electric, and gas), the property offers scalability within the West Allegheny School District. Beyond its current use as a premier shop/warehouse, the lot also presents a redevelopment play for 2-3 single family lots, capitalizing on North Fayette's consistent residential growth.

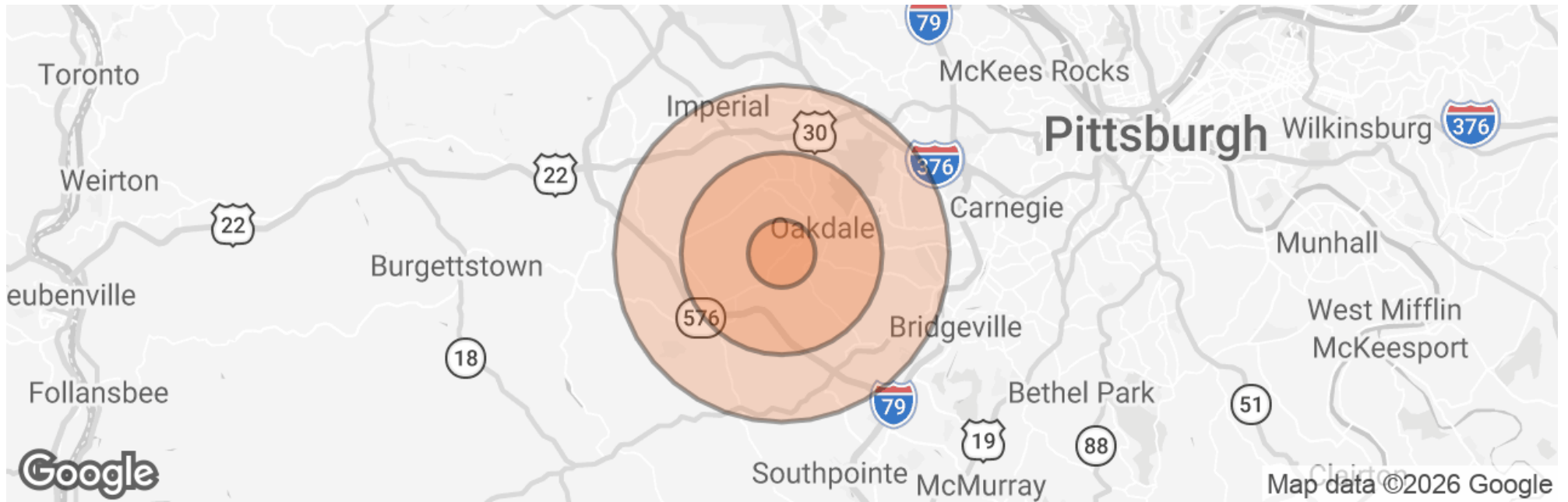
Located minutes from the region's major retail and transit corridors, this property allows a buyer to secure a functional business hub today while holding a valuable footprint for future development.

PROPERTY HIGHLIGHTS

- Municipal sewer; city electric and natural gas; well water
- Flexible Zoning
- 8 minutes from I79 (Bridgeville/South Fayette)







POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,128	15,207	44,549
AVERAGE AGE	41.9	40.8	42.0
AVERAGE AGE (MALE)	43.4	40.2	40.7
AVERAGE AGE (FEMALE)	40.6	42.2	43.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	403	5,734	18,144
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$162,765	\$134,879	\$129,668
AVERAGE HOUSE VALUE	\$374,607	\$314,616	\$311,885

2023 American Community Survey (ACS)

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DISCLAIMER

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