



FOR SALE
221 Swinderman Road
Wexford, PA 15090



221 SWINDERMAN

- 1 Acre Lot
- Located on Perry Highway
- Across from AHN Wexford
- Perfect for Retail, QSR, Medical



RE/MAX SELECT REALTY

TYLER PETIT
Senior Advisor
(724) 882-2619
tyler@thepittsburghagent.com

5807 Penn Ave | Pittsburgh, PA 15206-3816

+17249336300 | <https://www.instagram.com/remaxselectrealty/> Office Independently Owned and Operated.



Property Summary

Address1:	221 Swinderman Road
Address2:	PA 15090
APN:	1658-B-00005-0000-00
Lot Size:	1.0 Acres
Price:	Subject to Offer
Sub-market:	Wexford
Type:	Land
Zoning:	Commercial Development

Property Overview

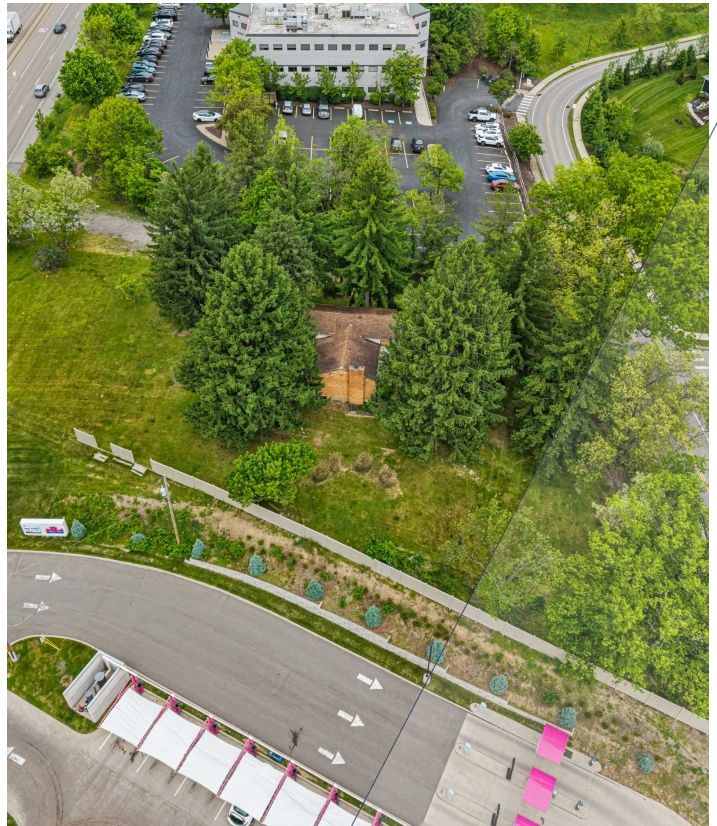
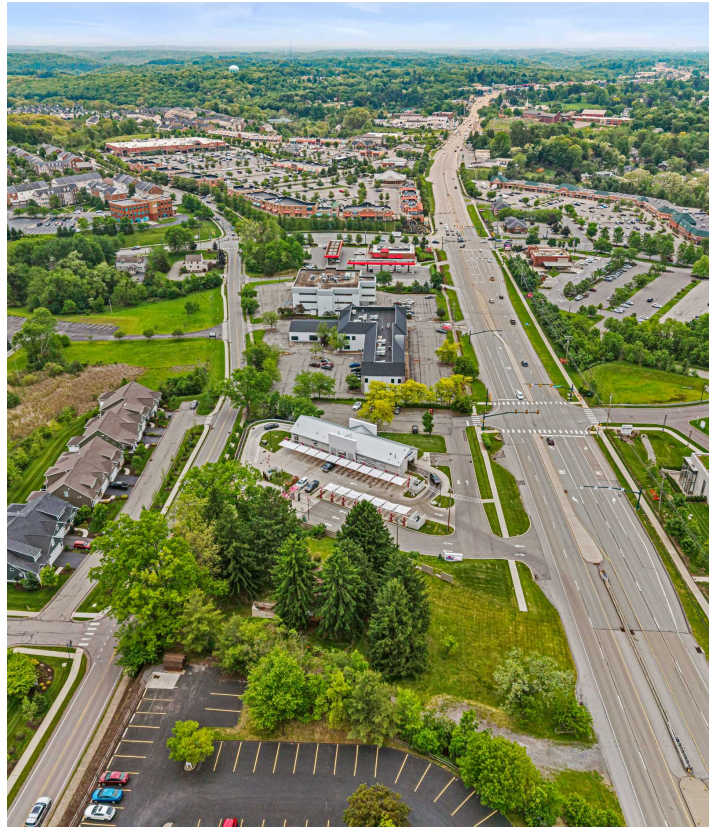
Prime 1-acre commercial development opportunity located at 221 Swinderman Road in Wexford. This site offers an excellent opportunity for retail, medical, quick-service restaurant, or other commercial development in one of the North Hills' most desirable submarkets. The property is located within a Commercial Development Control Overlay District, providing a strong framework for future commercial use. With limited development opportunities available in the immediate Wexford corridor, 221 Swinderman Road presents a rare chance to secure a strategically positioned commercial parcel in a highly sought-after development location.

Location Overview

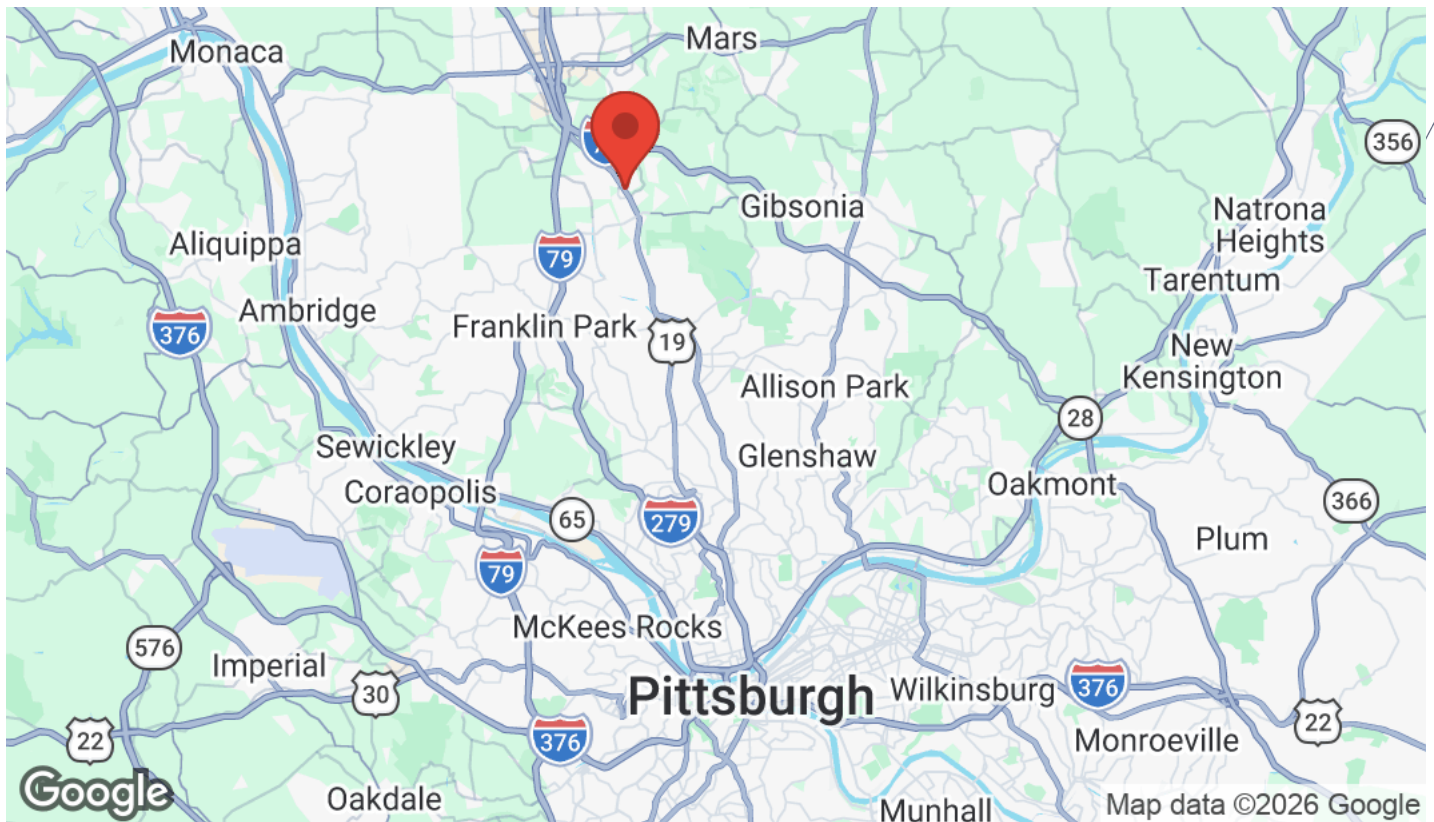
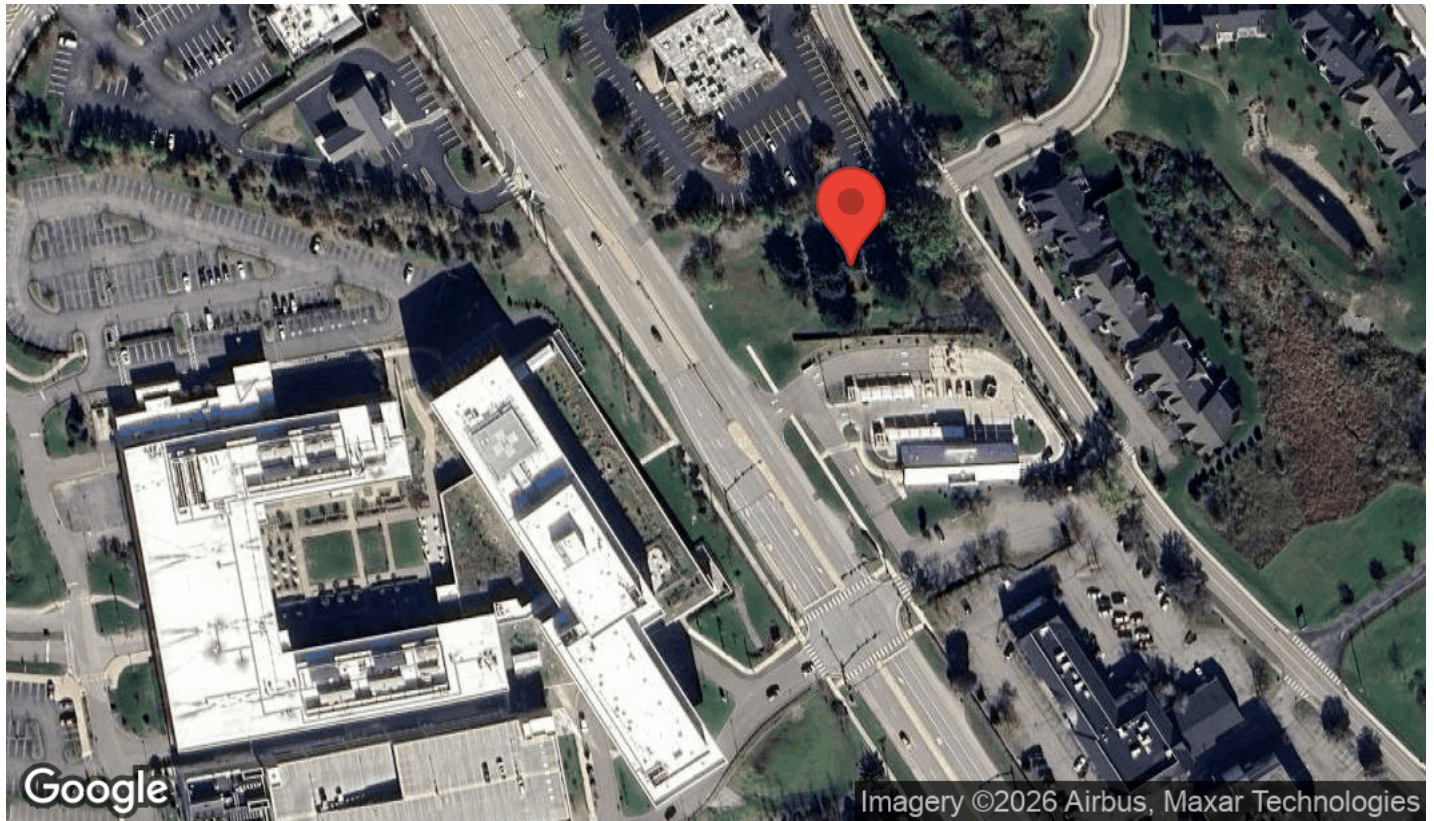
The property is positioned along Perry Highway, one of Wexford's most active and established commercial corridors, offering strong visibility, traffic exposure, and convenient regional access. Most notably, the site sits directly across from the hospital, creating immediate demand potential from surrounding healthcare, professional, residential, and retail activity. The location benefits from close proximity to AHN, UPMC, Wexford Plaza, Whole Foods, Market District, North Allegheny, Route 910, I-79, and numerous national and regional retailers. Its placement within a dense and growing commercial corridor makes it especially attractive for retail, medical, quick-service restaurant, and service-oriented users.



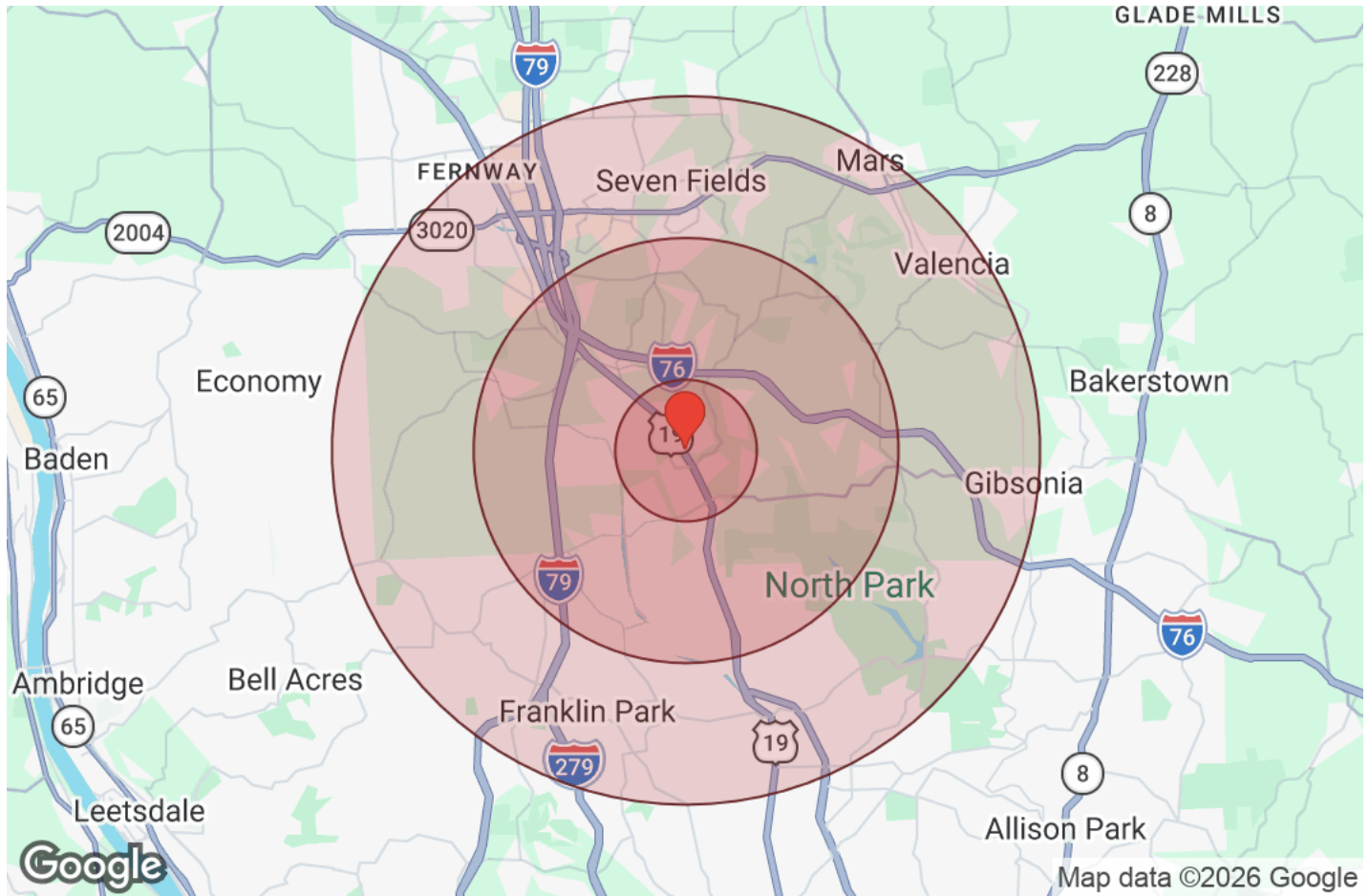
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Age			
Male	2,515	15,301	41,293	Ages 0 - 14	941	5,979	14,734
Female	2,464	15,165	41,086	Ages 15 - 24	540	3,309	9,145
Total Population	4,979	30,466	82,379	Ages 25 - 54	2,028	12,380	32,641
				Ages 55 - 64	685	3,936	10,761
Race / Ethnicity				Ages 65+	784	4,862	15,099
White	4,087	24,446	68,630	Income			
Black	151	941	2,307	Median	\$161,347	\$167,419	\$145,428
Am In/AK Nat	2	12	25	Under \$15k	117	390	1,192
Hawaiian	N/A	3	8	\$15k - \$25k	26	201	874
Hispanic	195	1,088	2,570	\$25k - \$35k	35	196	922
Asian	416	3,251	7,159	\$35k - \$50k	28	342	1,500
Multiracial	116	676	1,573	\$50k - \$75k	178	908	3,377
Other	11	49	115	\$75k - \$100k	105	849	2,958
				\$100k - \$150k	352	2,036	5,704
Housing				\$150k - \$200k	385	2,012	5,403
Total Units	2,005	12,076	34,439	Over \$200k	632	4,311	10,210
Occupied	1,858	11,243	32,141				
Owner Occupied	1,519	9,485	25,575				
Renter Occupied	339	1,758	6,566				
Vacant	147	833	2,298				



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