

LAND FOR SALE

# 3380 SAXONBURG BLVD, GLENSHAW, PA 15116

3380 SAXONBURG BOULEVARD, GLENSHAW, PA 15116



FOR SALE

**KW COMMERCIAL | PITTSBURGH NORTH**  
11269 Perry Highway, Suite 300  
Wexford, PA 15090



**PRESENTED BY:**

**PHILIP LAMAY**  
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RS334825, Pennsylvania

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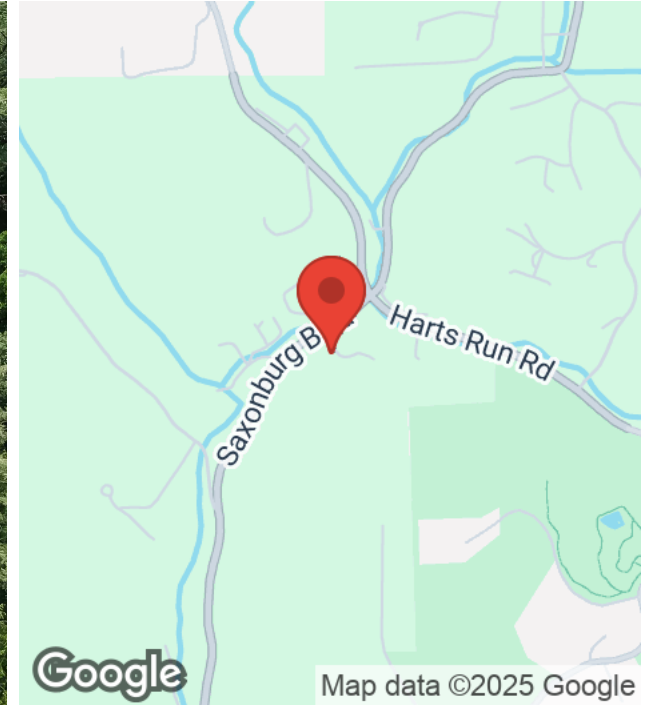
Wexford, PA 15090



Each Office Independently Owned and Operated

# EXECUTIVE SUMMARY

3380 SAXONBURG BOULEVARD



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,190,000
<b>LOT SIZE:</b>	5.75 Acres
<b>PRICE / ACRE:</b>	\$224,348.00
<b>ACCESS:</b>	Saxonburg Blvd
<b>FRONTAGE:</b>	200 ft
<b>ZONING:</b>	OC Commercial
<b>PERMITTED USES:</b>	Office, Flex

## PROPERTY OVERVIEW

Along primary commercial corridor in Indiana Twp

Over 200 ft of frontage on Saxonburg Blvd

10 Miles from Downtown Pittsburgh

Within the affluent Hartwood Acres community

Mixed use office and retail next door and new senior living across the street

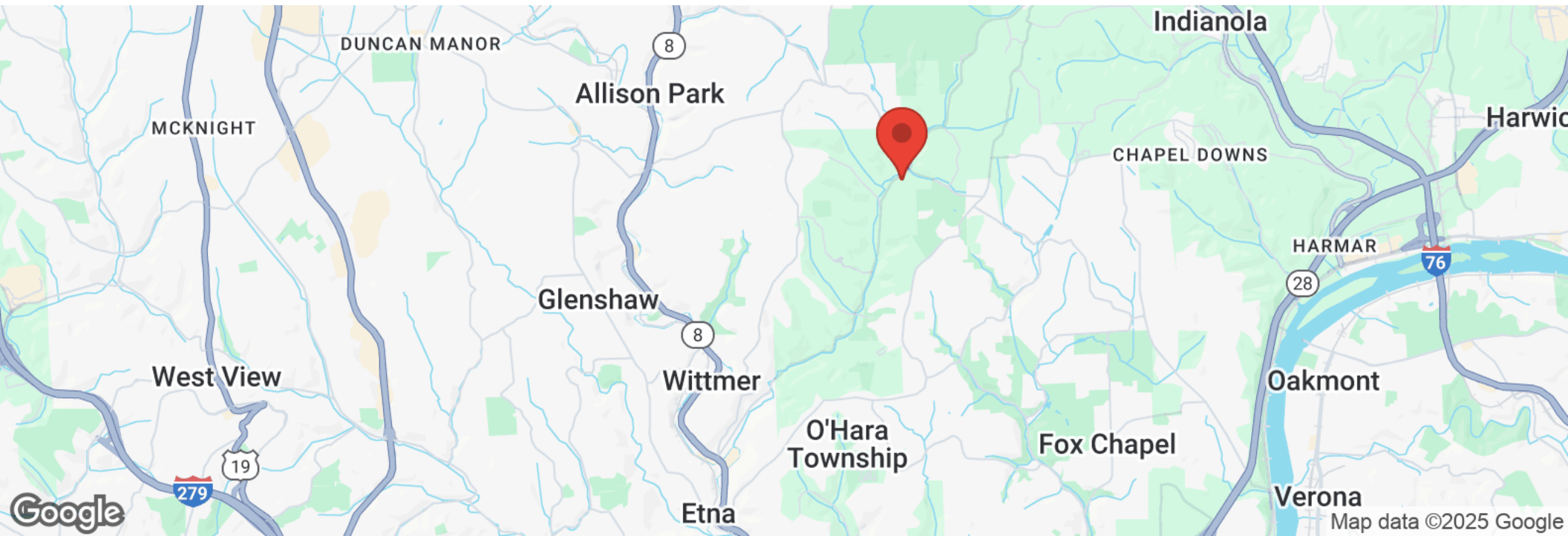
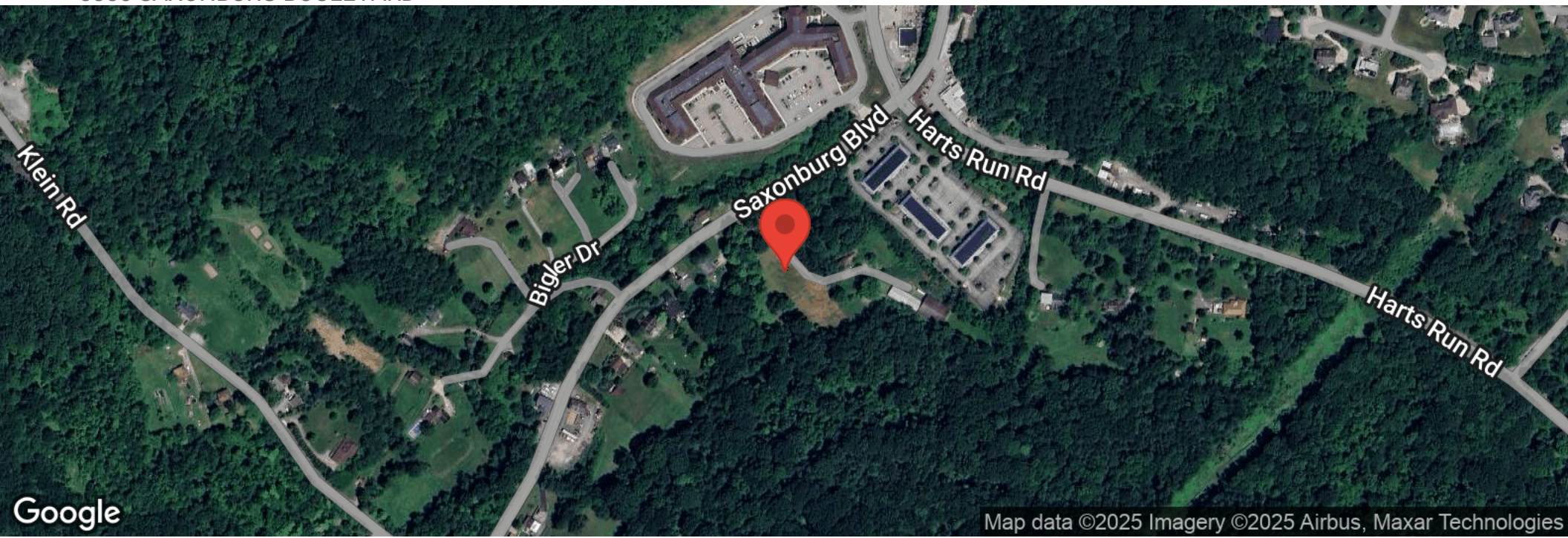
## Property Description

KW Commercial is pleased to present this excellent opportunity to take over this turn key horse boarding, training, equestrian and showing. This is the site of the breeding and boarding of many prominent horses over the years. Zoned O/C Office Flex Commercial, there are many development opportunities as the site is situated near the intersection of Saxonburg and Harts Run Road along a major commercial corridor.



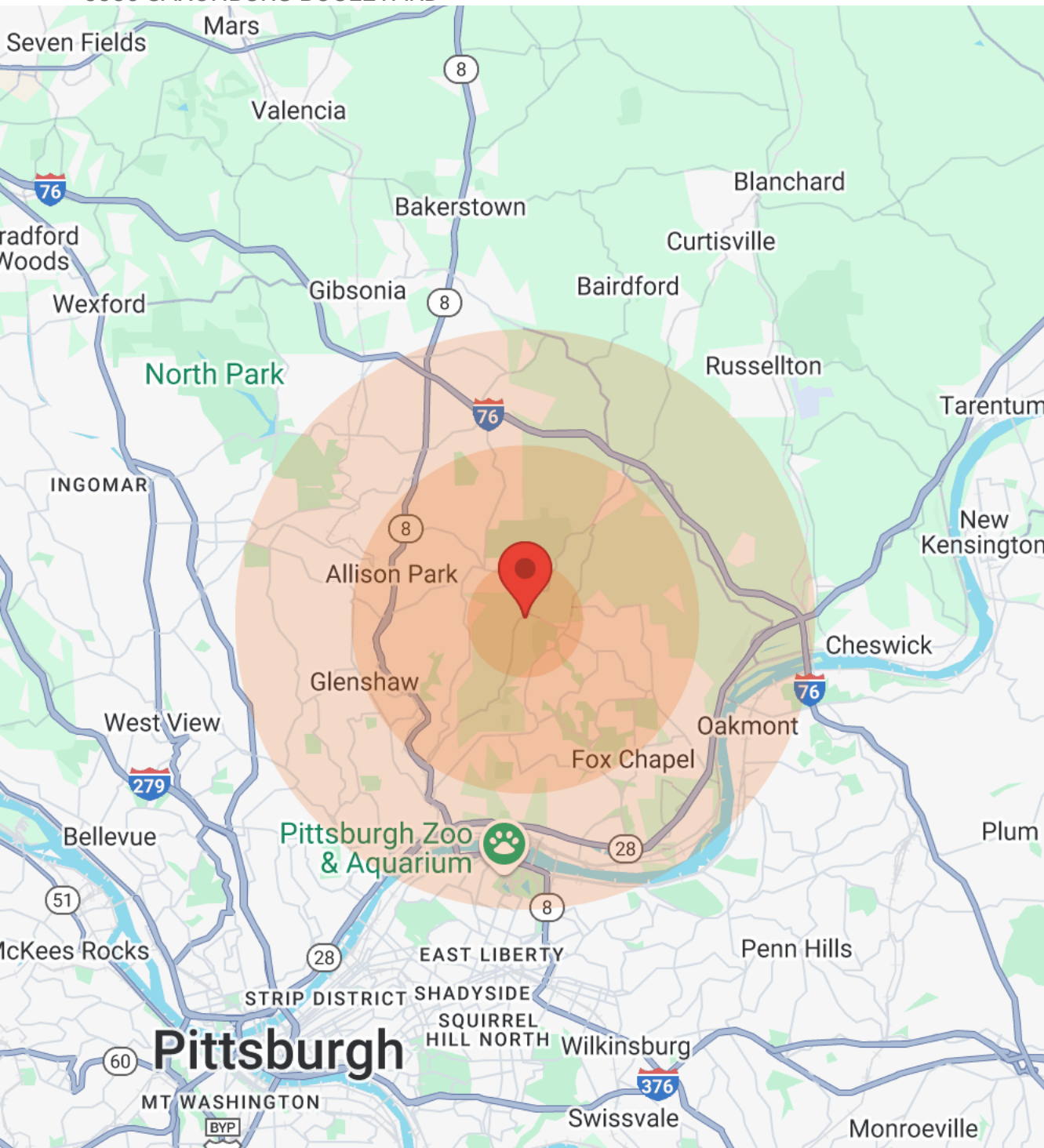
# LOCATION MAPS

3380 SAXONBURG BOULEVARD



# DEMOGRAPHICS

3380 SAXONBURG BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	536	13,195	55,465
Female	554	14,133	59,697
Total Population	1,090	27,328	115,162

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	159	4,334	17,266
Ages 15-24	162	3,992	14,986
Ages 25-54	367	9,221	42,158
Ages 55-64	169	3,958	16,838
Ages 65+	233	5,823	23,914

Income	1 Mile	3 Miles	5 Miles
Median	\$70,873	\$79,363	\$64,922
< \$15,000	8	613	3,789
\$15,000-\$24,999	10	760	4,599
\$25,000-\$34,999	48	1,014	4,950
\$35,000-\$49,999	50	938	5,936
\$50,000-\$74,999	123	1,797	8,804
\$75,000-\$99,999	62	1,491	7,007
\$100,000-\$149,999	91	1,439	6,782
\$150,000-\$199,999	2	917	2,914
> \$200,000	46	1,660	3,701

Housing	1 Mile	3 Miles	5 Miles
Total Units	518	11,281	52,907
Occupied	499	10,780	49,569
Owner Occupied	406	9,589	37,943
Renter Occupied	93	1,191	11,626
Vacant	19	501	3,338