



**OFFERING MEMORANDUM**

**For Sale | 7,300 SF  
Freestanding Retail Building**

**4930 MCKNIGHT RD**

Pittsburgh, PA 15237

**PRESENTED BY:**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



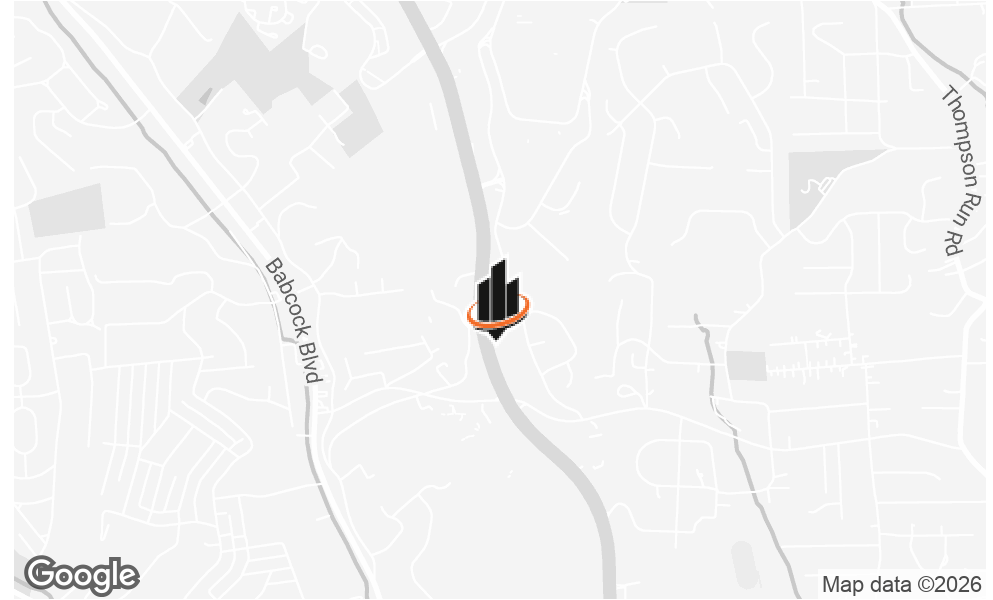
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Unpriced
<b>BUILDING SIZE:</b>	7,300 SF
<b>LOT SIZE:</b>	26,950 SF
<b>VEHICLE TRAFFIC</b>	40,000+
<b>ZONING:</b>	C-1
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	Ross Township

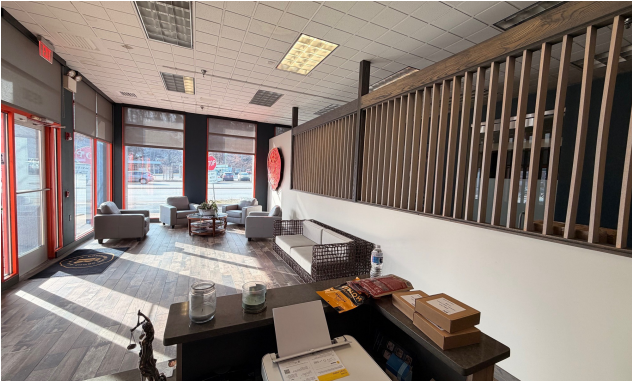
## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 4930 McKnight Road, a prominent commercial investment opportunity in the Ross Township/North Pittsburgh submarket of the Pittsburgh metropolitan area. This freestanding retail/office/industrial property features approximately 7,300 square feet of flexible space situated on a 0.62-acre lot with excellent visibility and frontage along McKnight Road, a high-traffic corridor serving the North Hills market. The building offers a versatile layout with strong signage exposure and ample parking in a bustling retail and commercial district near major retail nodes and Ross Park Mall. The property's location benefits from a daily traffic count of over 40,000 vehicles, positioning it well for continued commercial use, owner-occupancy, or redevelopment.

## PROPERTY HIGHLIGHTS

- Freestanding commercial building with approximately 7,300 square feet of space.
- Excellent visibility and frontage (approx. 182' of frontage)
- Monument sign available
- Strong demographic profile and consumer demand in the North Hills/Ross Township trade area.
- Versatile property suitable for retail, office, warehouse, or mixed-use applications.
- Exceptional proximity to major retail destinations, restaurants, and services along McKnight Road and nearby Ross Park Mall area.

ADDITIONAL PHOTOS



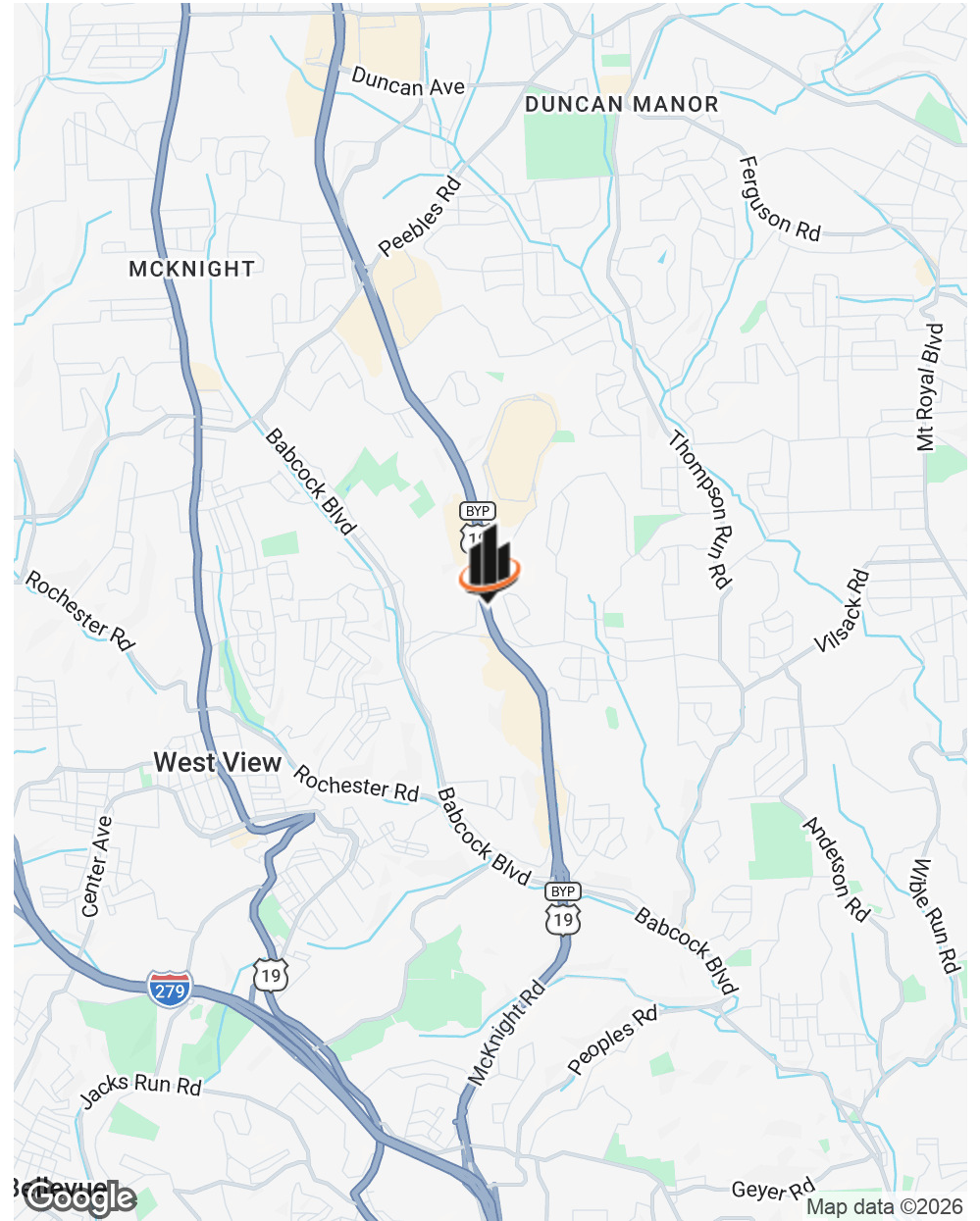
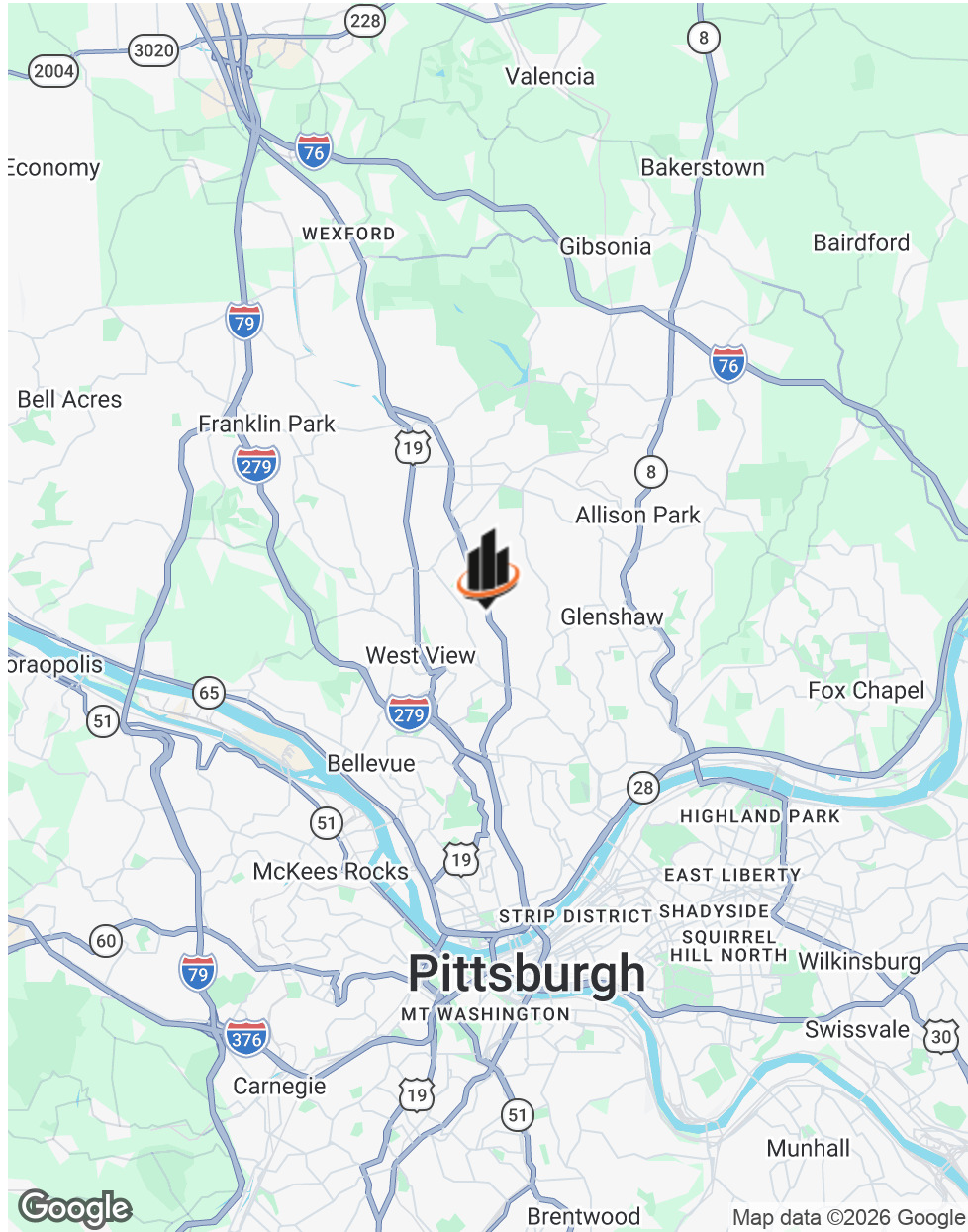




**SECTION 2**  
Location  
Information



# LOCATION MAPS

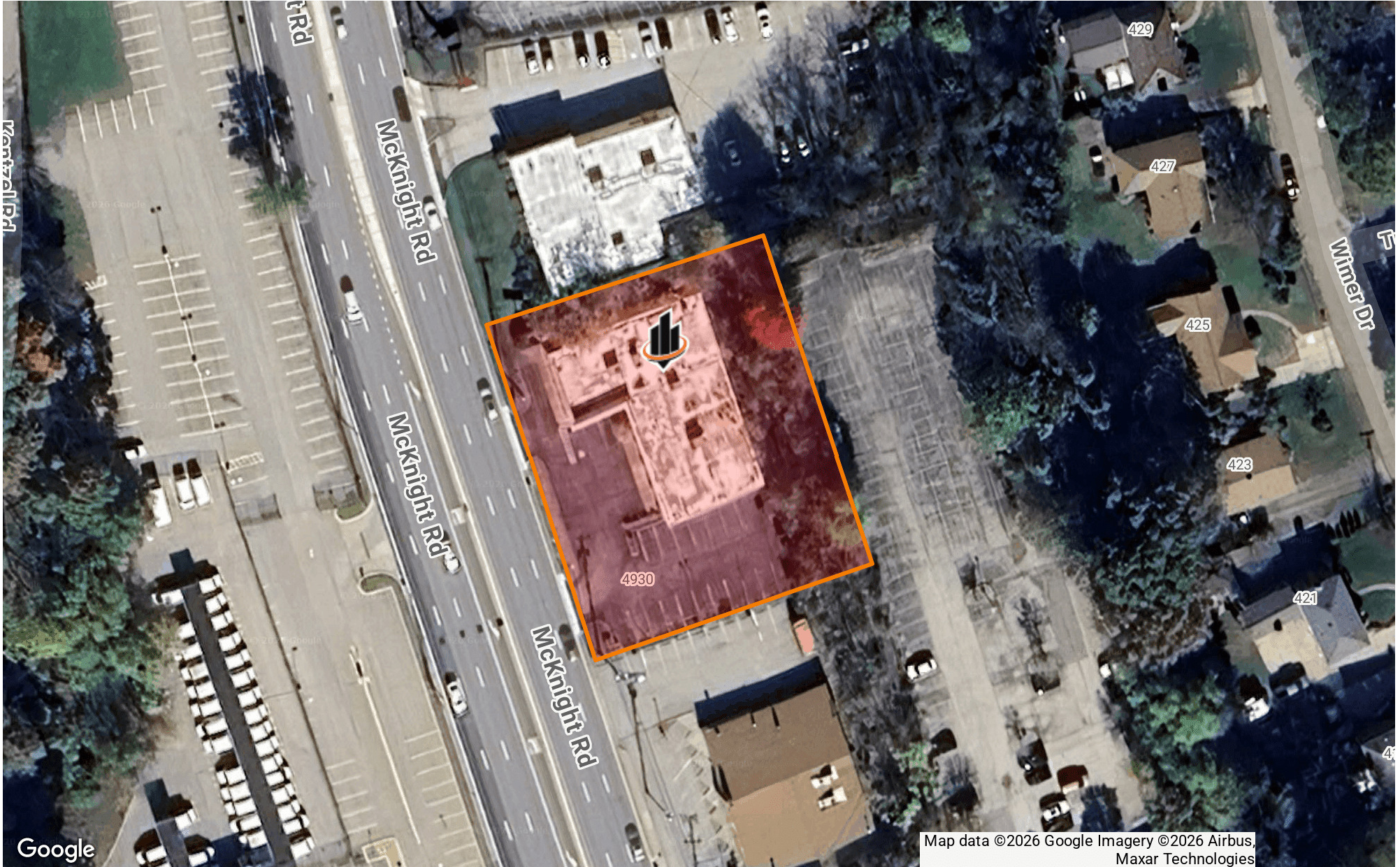


# RETAILER MAP



Map data ©2026 Google

# PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,837	71,326	174,772
<b>AVERAGE AGE</b>	43	44	43
<b>AVERAGE AGE (MALE)</b>	41	43	42
<b>AVERAGE AGE (FEMALE)</b>	45	46	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,561	31,036	76,859
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$122,291	\$115,524	\$112,277
<b>AVERAGE HOUSE VALUE</b>	\$300,431	\$287,371	\$289,647

Demographics data derived from AlphaMap



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### ROSS TOWNSHIP

Ross Township is located in Allegheny County, 9 miles north of downtown Pittsburgh, PA. In 1809, John McKnight and a group of 30 other residents of Pine Township, to the north of what is now Ross Township, petitioned the formation of a new township. They called the new township, Ross Township after a prominent Pittsburgh Attorney James Ross. The Township is mostly residential, with a strong retail corridor located along McKnight Road home to the Ross Park Mall and many retail plazas. In the summer of 1967, Jim Delligatti invented the Big Mac sandwich in the McDonald' s located on McKnight Rd. US Route 19 and Babcock Boulevard are home to the Township's business district.

PRESENTED BY:

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