



LAND AVAILABLE: 3.1 AC DEVELOPMENT OPPORTUNITY

9112 MARSHALL RD. | CRANBERRY TOWNSHIP, PA 16066

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An aerial photograph of a property. On the left, a multi-lane highway runs vertically, marked with blue and red '79' shields. A road labeled 'Marshall Rd' runs horizontally across the middle. To the right of Marshall Rd, a large, irregularly shaped area of land is outlined in orange. The text '3.1 AC LAND' is centered in the upper half, with 'LAND' in orange. Below it, 'PROPERTY OVERVIEW' is centered in white. The orange-outlined area is labeled '3.1 AC LOT' in white. The surrounding landscape includes trees, some buildings, and a parking lot in the upper right.

3.1 AC LAND PROPERTY OVERVIEW

3.1 AC LOT

PROPERTY SUMMARY



PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a unique chance to acquire 3.1 acres of prime development land. The property's prime location offers convenient access to key transportation hubs and major economic centers, enhancing its appeal to savvy investors seeking strategic opportunities. With easy access to I-79 and I-76, and in proximity to the PA Shell Cracker Plant, Downtown Pittsburgh, and Pittsburgh International Airport, this property stands poised for a range of potential uses and developments.

Ideally located next to a diverse array of businesses, shopping plazas, medical offices, and vibrant residential communities, this property represents a one-of-a-kind opportunity for innovative development.

PROPERTY HIGHLIGHTS

ADDRESS	9112 Marshall Rd. Cranberry Twp, PA 16066
COUNTY	Butler
MUNICIPALITY	Cranberry Township
PRICE	\$495,000
LOT SIZE	3.1 AC
BUILDABLE	2.5 AC
PARCEL ID	130-4F46-3E-0000
ZONING	SP-1
UTILITIES	Located at street
GAS	Domionion/Peoples Gas
ELECTRIC	First Energy/Penn Power
WATER	Located at street or private well
SEWAGE	Cranberry Twp



INVESTMENT HIGHLIGHTS



HIGH VISIBILITY

9,535 ADT on Marshall Road



DEVELOPMENT OPPORTUNITY

Strong potential for retail development, ideal for multiple end-uses



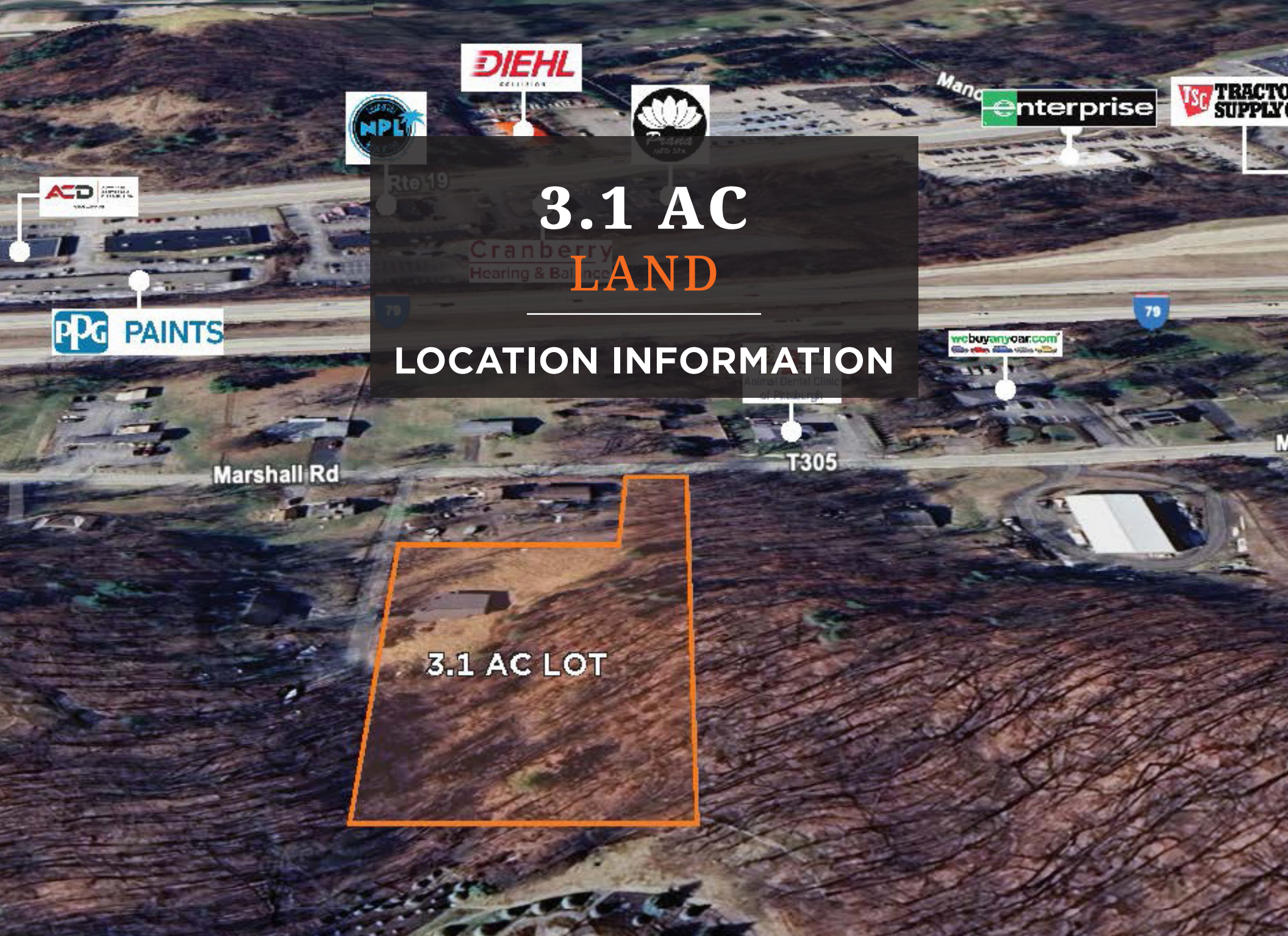
PRIME LOCATION IN CRANBERRY

Proximity to major transportation routes, including I-79 and I-76

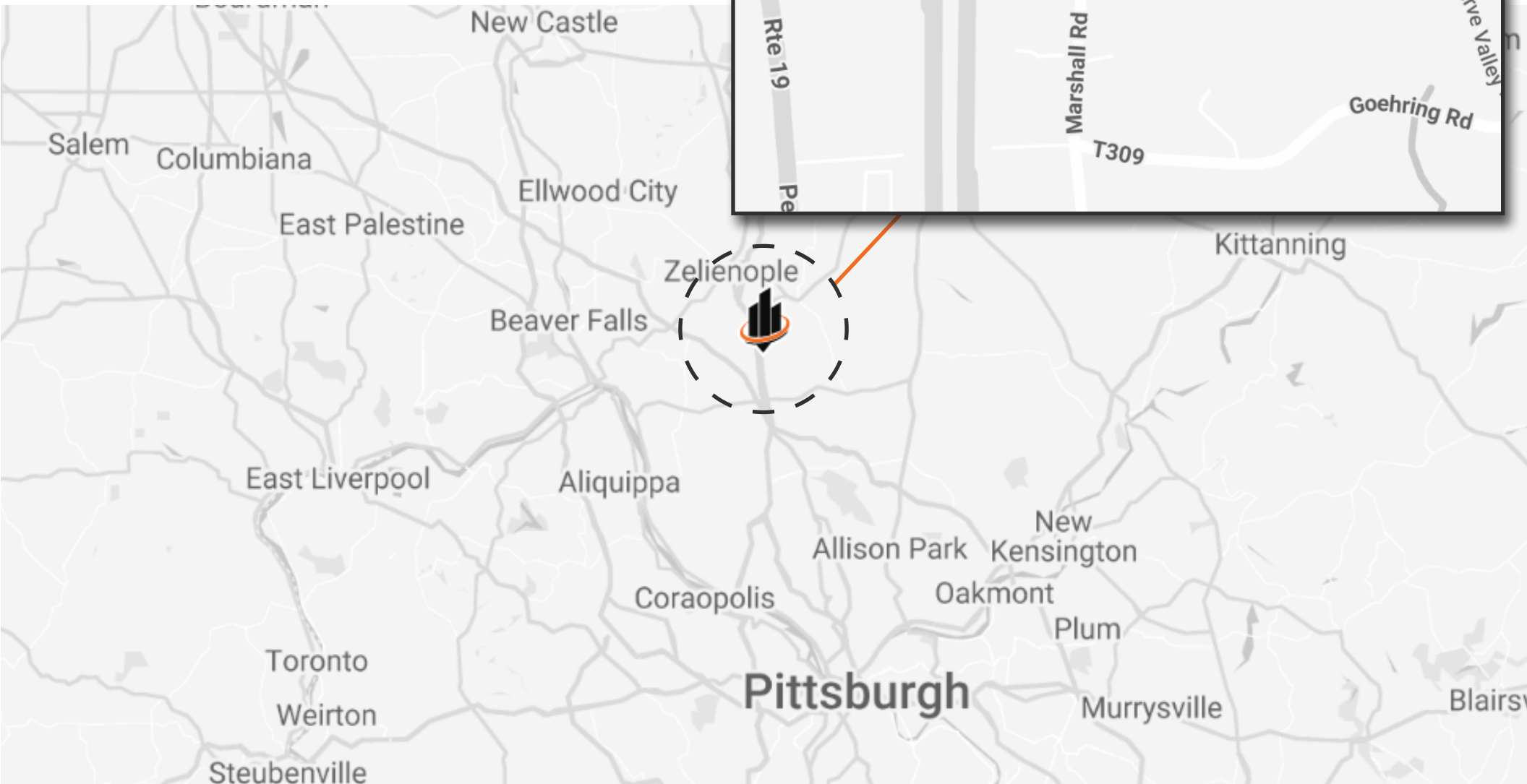
3.1 AC LOT

Marshall Rd

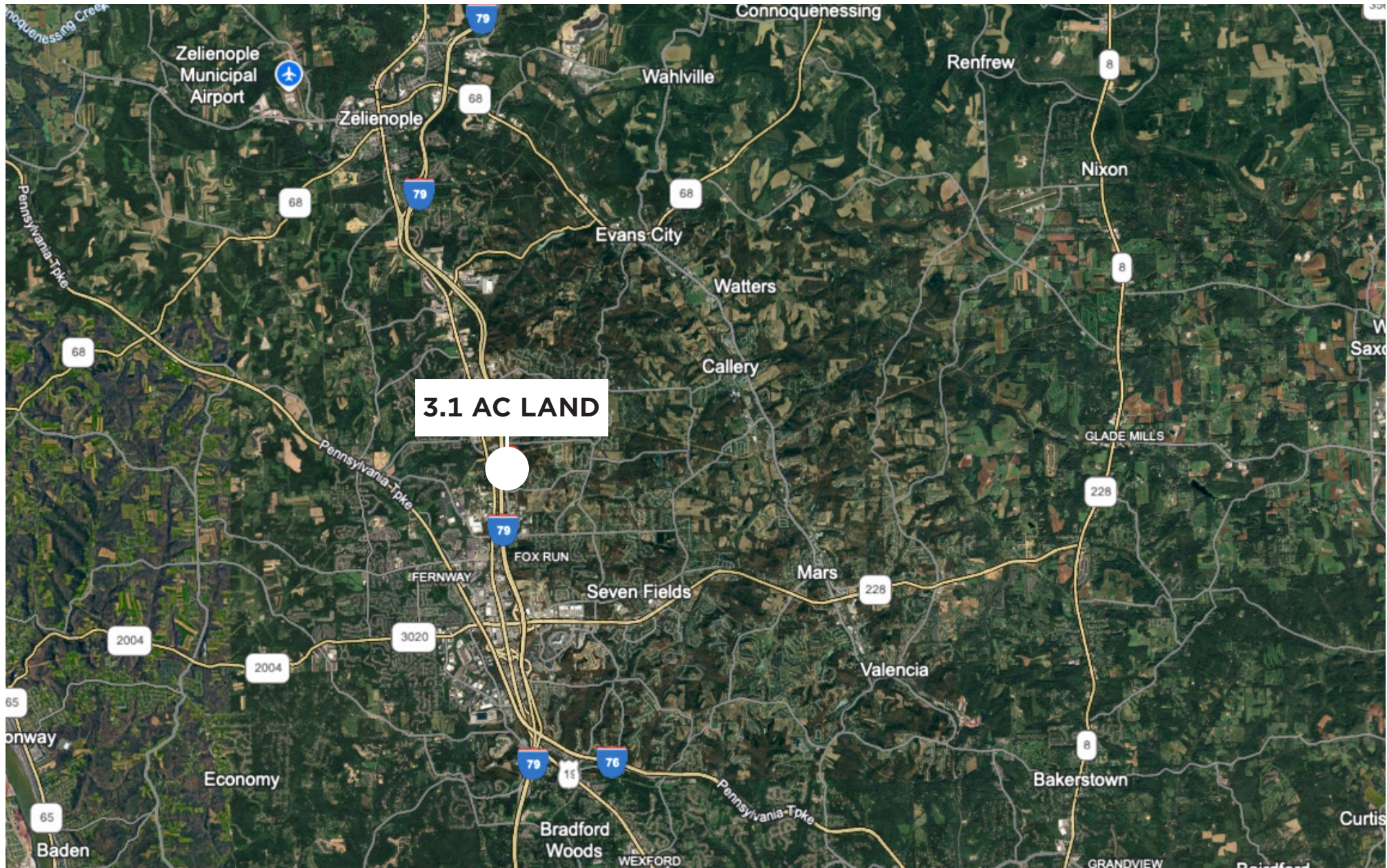
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LOCATION OVERVIEW



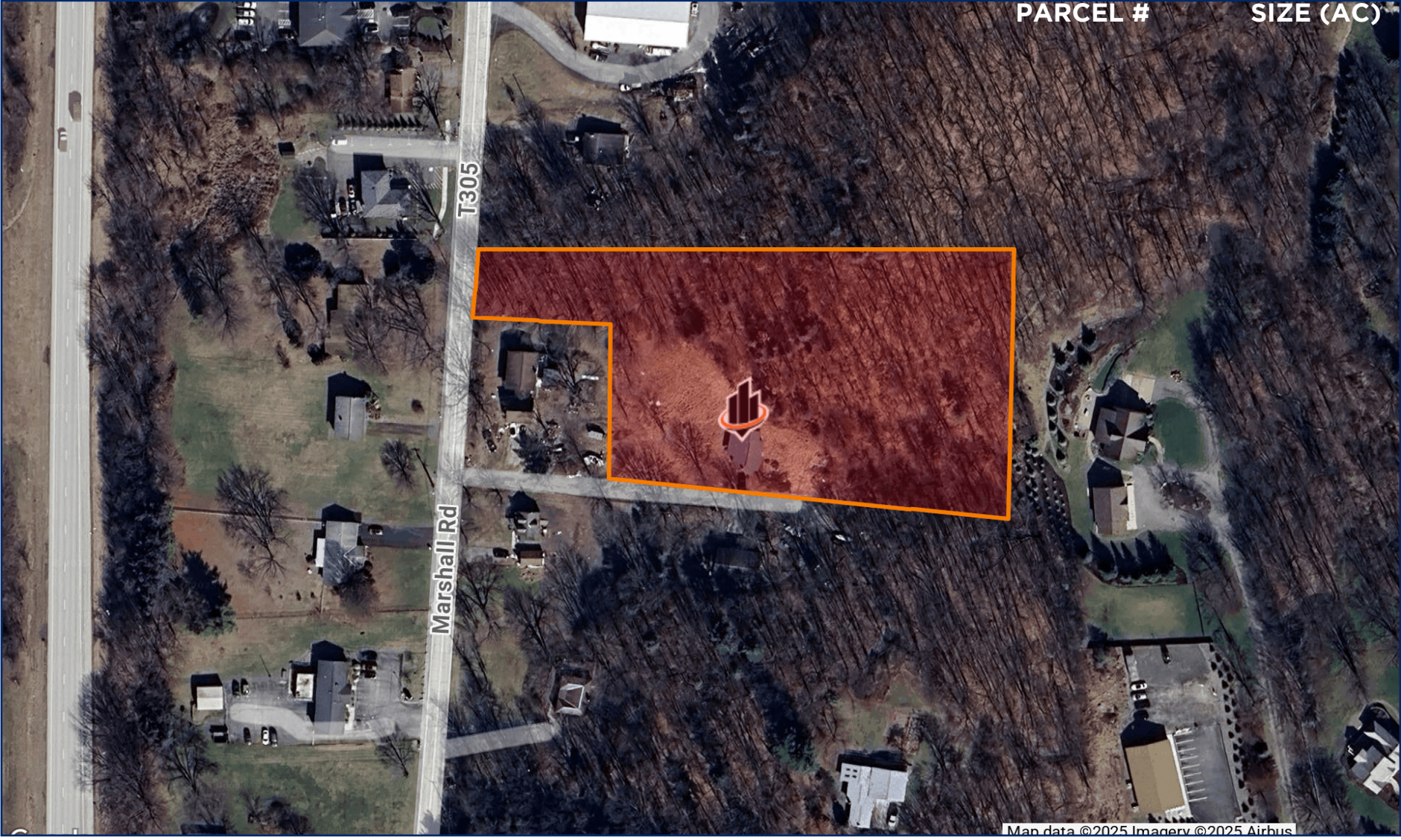
REGIONAL MAP



RETAILER MAP



PARCEL MAP



LOCATION OVERVIEW

BUTLER COUNTY

Butler County is located in southwest Pennsylvania, north of the city of Pittsburgh. The County is bordered by 8 different Counties; Allegheny, Beaver, Lawrence, Mercer, Venango, Clarion, Armstrong, and Westmoreland. The predominant feature of the County is the Allegheny River, which touches Butler County at its northeast and southeast corners, it is both a recreational and industrial waterway. Butler County is home to two Pennsylvania state parks; Moraine State Park, born from continental glaciers and massive mineral extractions, that is now home to beautiful rolling hills, lush forests and sparkling waters. The second state park is Jennings Environmental Education Center which is the home of the only protected relict prairie in Pennsylvania. There are also two colleges/universities in Butler County, Slippery Rock University of Pennsylvania, and Butler County Community College. Butler County is comprised of the incorporated City of Butler, 23 boroughs and 33 Townships.



LOCATION OVERVIEW

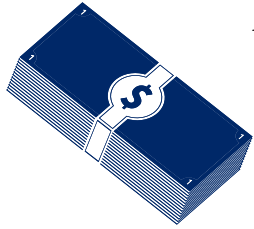
CRANBERRY TOWNSHIP



Cranberry Township is a township in Butler County, PA. It is the fastest growing area in the Pittsburgh Metropolitan area and its population is forecasted to exceed 50,000 by 2030. The township was founded in 1804 and its name derived from the wild cranberries which could be found on the banks of Brush Creek. Location is a huge reason for the township's growth, it serves as the intersection of the PA Turnpike, I-79, Route 19, and Route 288, which makes the community easily accessible from virtually all directions. Cranberry Township is the location of the only Tesla supercharger station for the Pittsburgh metro area. It is one of the fastest growing areas in the United States in both population and business, home to one of the busiest business centers, the Cranberry Mall, and Thorn Hill Industrial Park, where many businesses are headquartered.

LOCATION OVERVIEW

DEMOGRAPHICS



AVERAGE HOUSEHOLD
INCOME
\$212,028

*1 Mile Radius



AVERAGE
AGE
40

*2-3 Mile Radius



TOTAL POPULATION
34,734

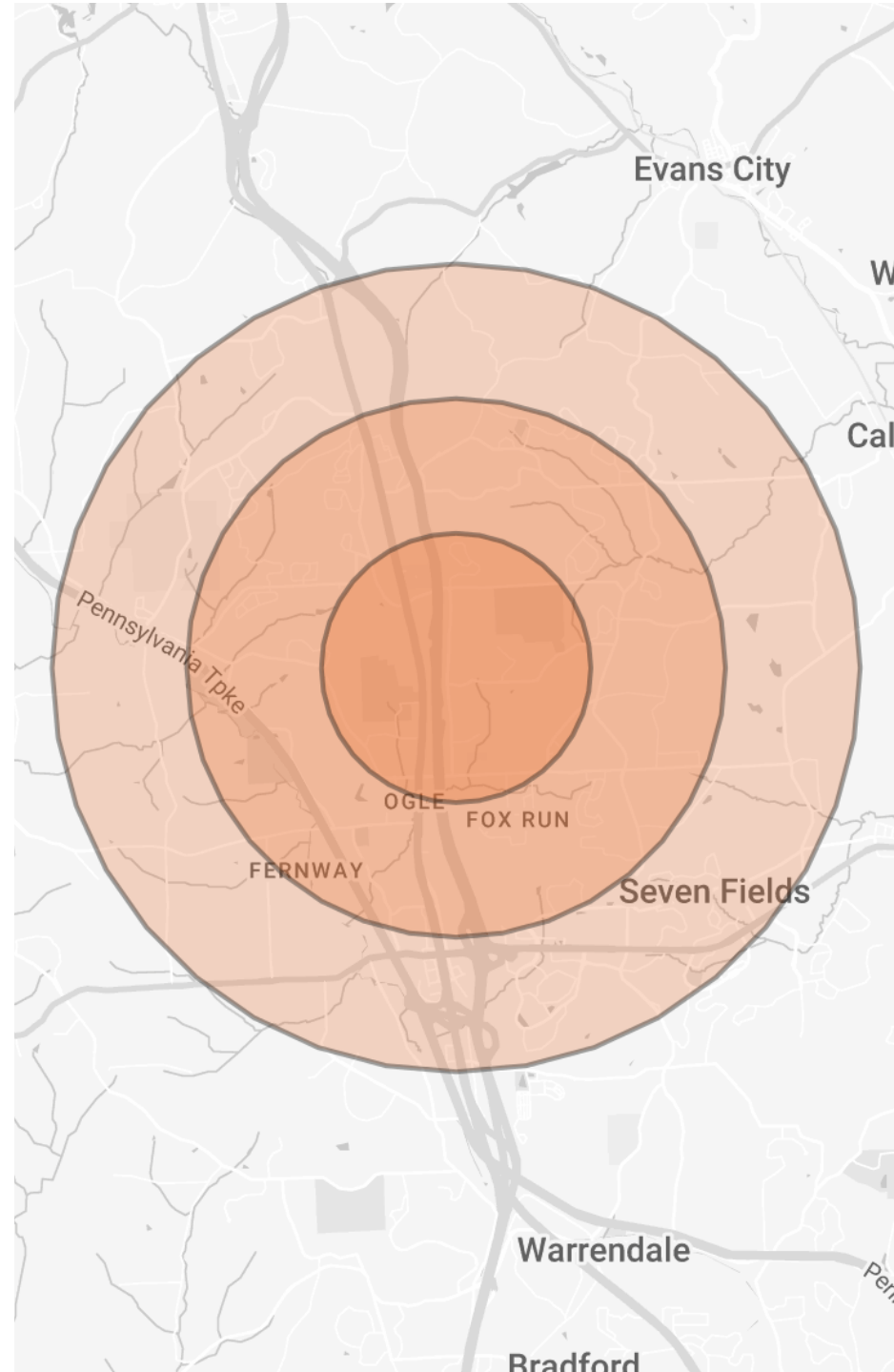
*3 Mile Radius

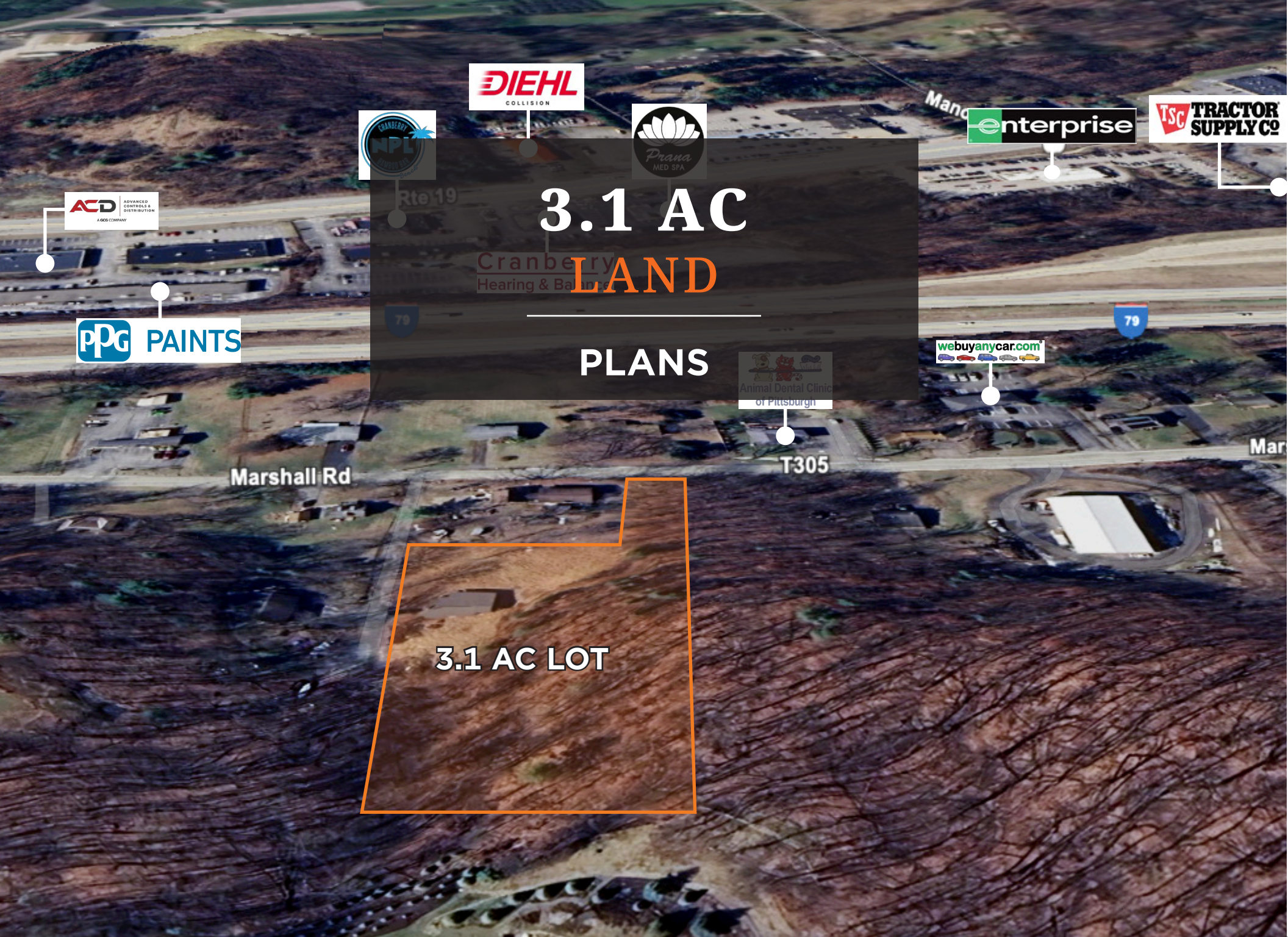
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,221	17,014	34,734
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	40	42	41

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	784	6,377	13,287
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$212,028	\$168,210	\$160,257
AVERAGE HOUSE VALUE	\$535,904	\$485,277	\$462,941





3.1 AC LAND RENDERING

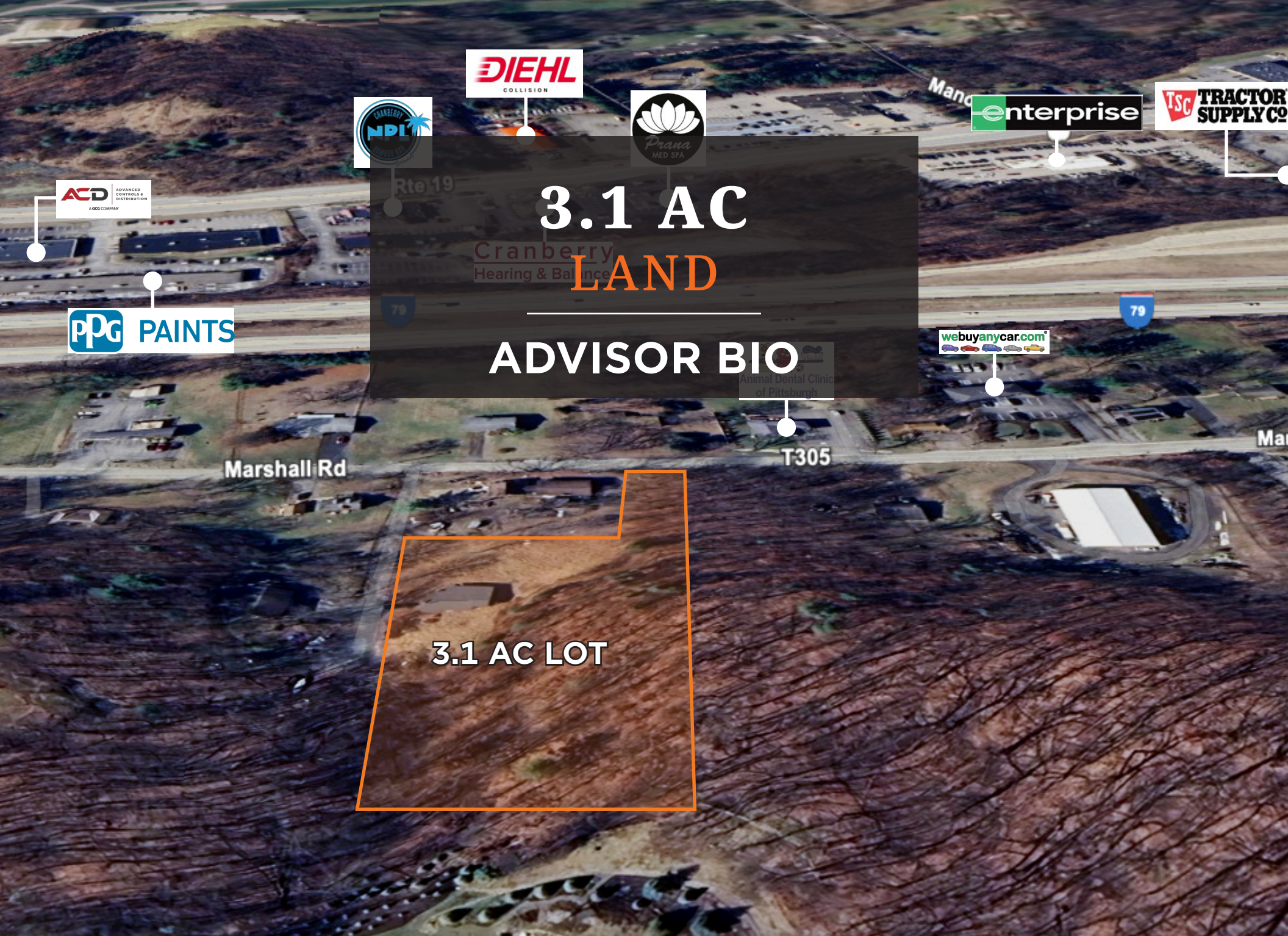


CRANBERRY TOWNSHIP | BUTLER COUNTY | PA



3.1 AC LAND PLANS





3.1 AC
LAND
ADVISOR BIO

3.1 AC LOT

ADVISOR BIO



GARRETT CHERAN

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PROFESSIONAL BACKGROUND

Garrett Cheran recently joined SVN | Three Rivers Commercial Advisors in December 2022 as a Senior Advisor. He previously worked at PRC Commercial, another Pittsburgh based real estate brokerage firm, for 4 years. He is highly diversified and experienced in all facets of commercial real estate. He is responsible for the selling, leasing and buyer or tenant representation of all types of commercial properties that include, but are not limited to, retail, office, industrial, multifamily and land.

Throughout his career, Garrett, has continued to build strong client relationships in an effort to understand and achieve any objective for them. You can expect unparalleled communication and responsiveness in your dealings with Garrett.

Born and raised in Wexford. Garrett graduated from Kent State University with a Bachelor's Degree in Business Administration. Garrett is a licensed real estate agent in Pennsylvania.



3.1 AC LOT

**FOR INQUIRIES,
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