



**3.1 AC LAND**  
9112 Marshall Rd.

# LAND AVAILABLE: 3.1 AC DEVELOPMENT OPPORTUNITY

9112 MARSHALL RD. | CRANBERRY TOWNSHIP, PA 16066

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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.



**3.1 AC**  
**LAND**  
**PROPERTY OVERVIEW**

**3.1 AC LOT**

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

<b>ADDRESS</b>	9112 Marshall Rd. Cranberry Twp, PA 16066
<b>COUNTY</b>	Butler
<b>MUNICIPALITY</b>	Cranberry Township
<b>PRICE</b>	\$515,000
<b>LOT SIZE</b>	3.1 AC
<b>BUILDABLE</b>	2.5 AC
<b>PARCEL ID</b>	130-4F46-3E-0000
<b>ZONING</b>	SP-1
<b>UTILITIES</b>	Located at street
<b>GAS</b>	Domionion/Peoples Gas
<b>ELECTRIC</b>	First Energy/Penn Power
<b>WATER</b>	Located at street or private well
<b>SEWAGE</b>	Cranberry Twp

## 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.



# INVESTMENT HIGHLIGHTS



## HIGH VISIBILITY

9,535 ADT on Marshall Road



## DEVELOPMENT OPPORTUNITY

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



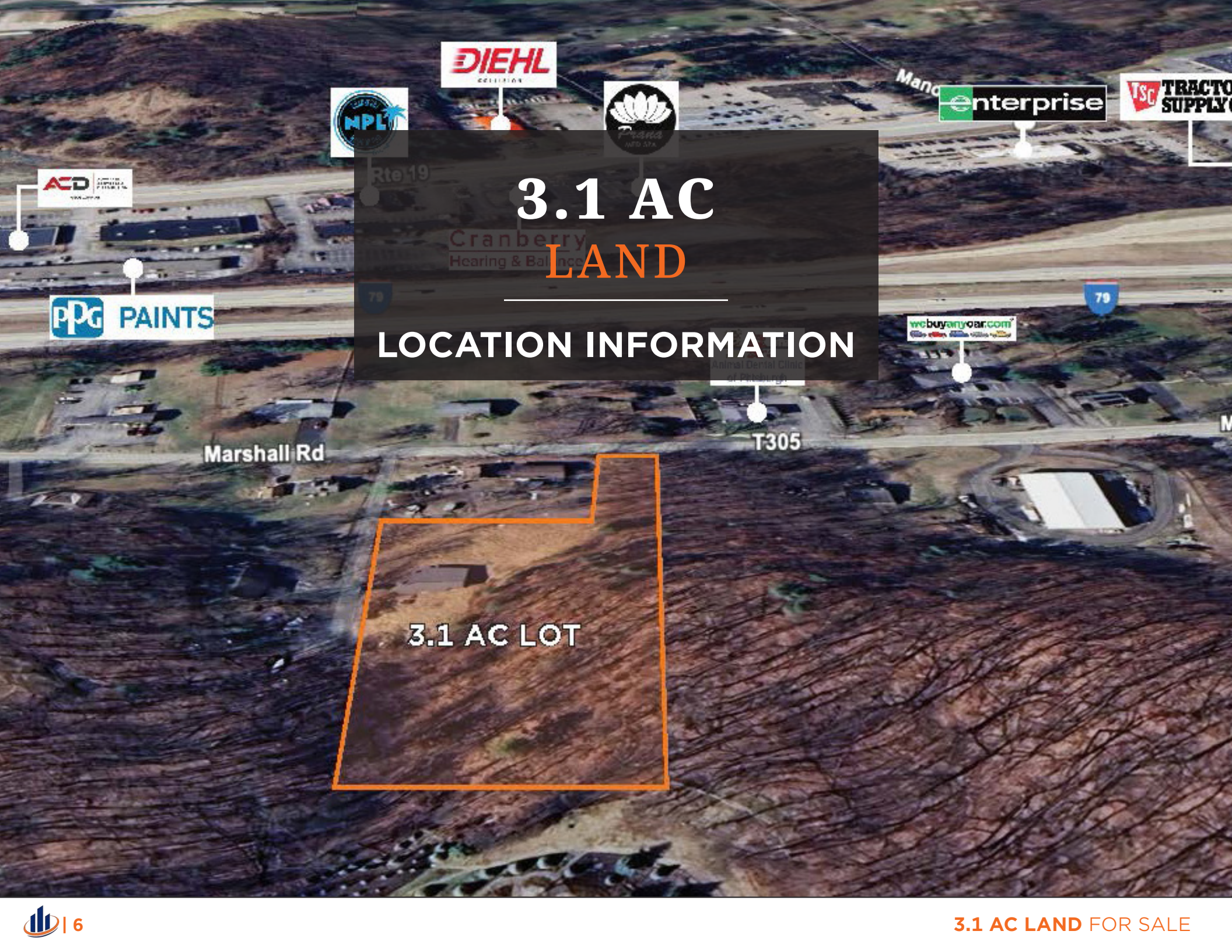
## PRIME LOCATION IN CRANBERRY

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

3.1 AC LOT

Marshall Rd

T305

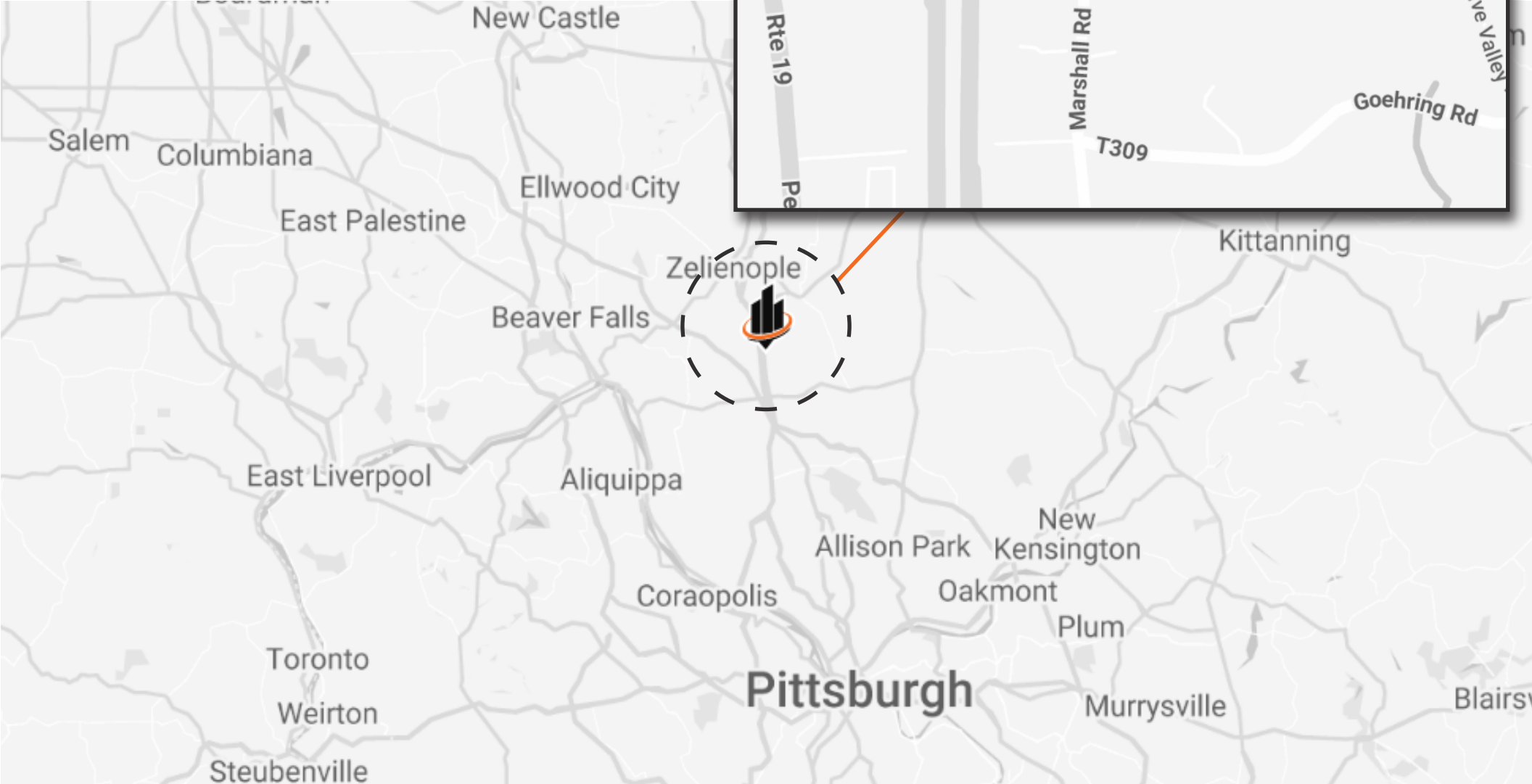


**3.1 AC  
LAND**

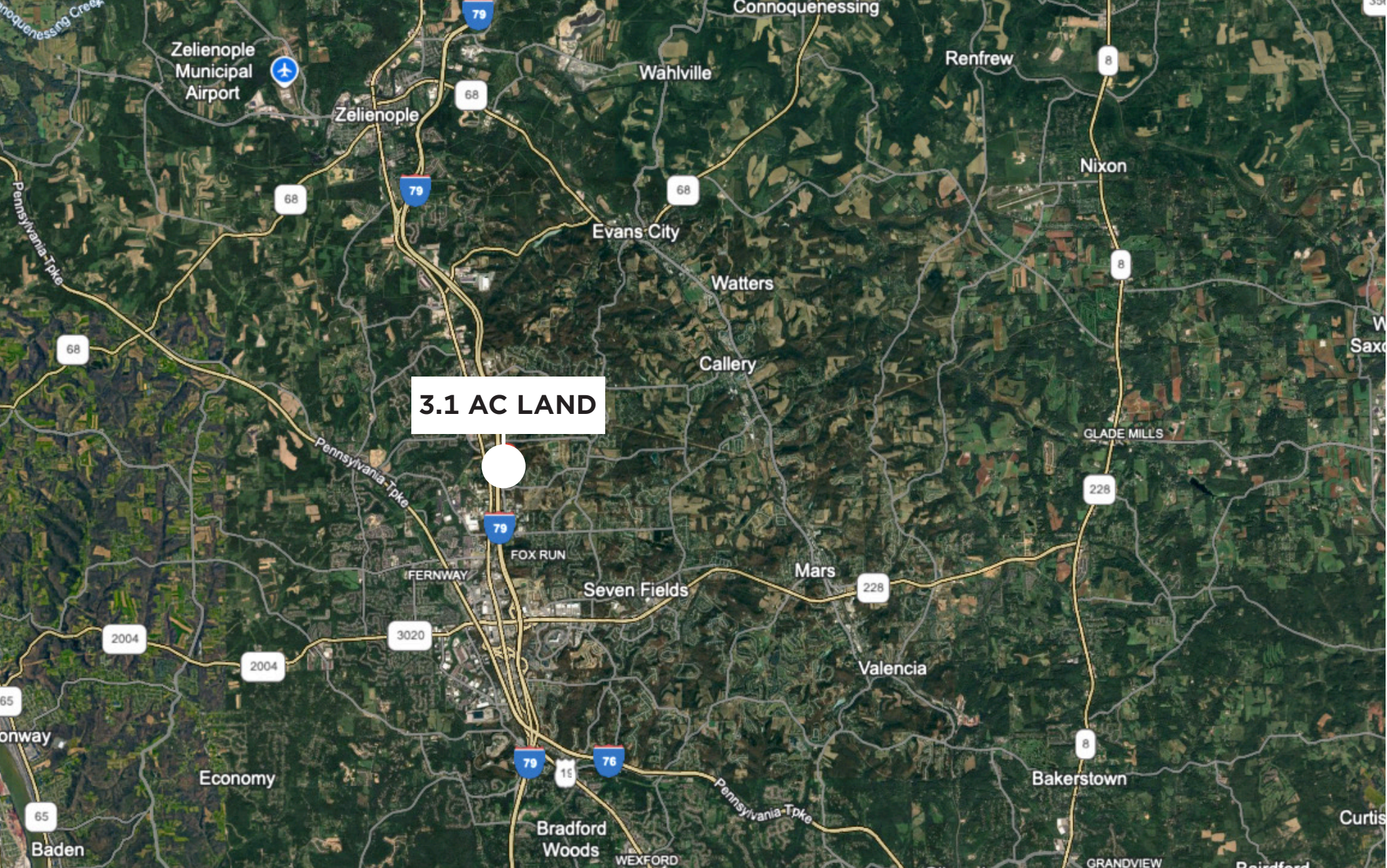
**LOCATION INFORMATION**

**3.1 AC LOT**

# LOCATION OVERVIEW



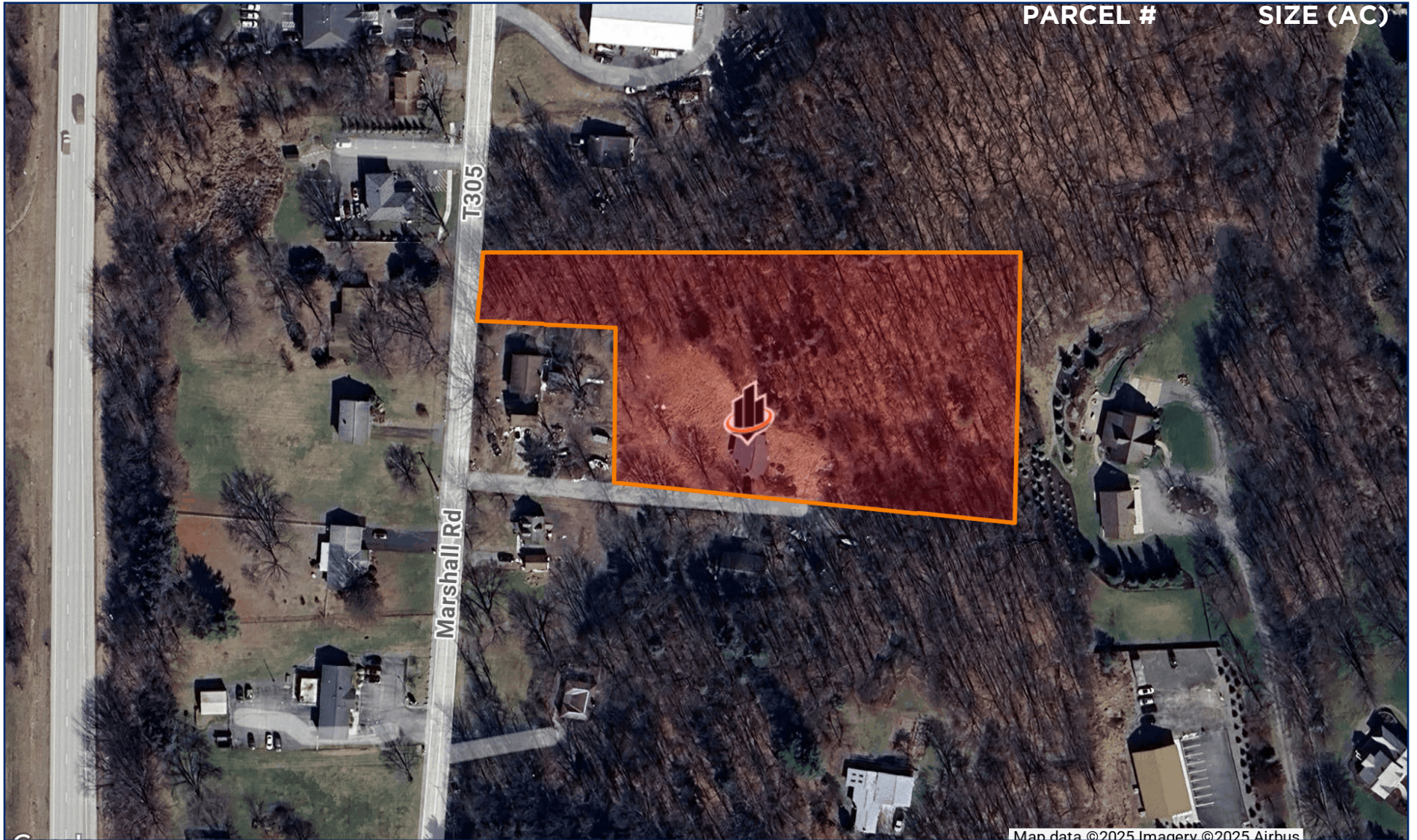
# REGIONAL MAP



# 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

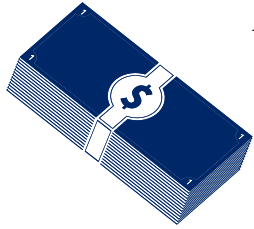
# CRANBERRY TOWNSHIP



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**

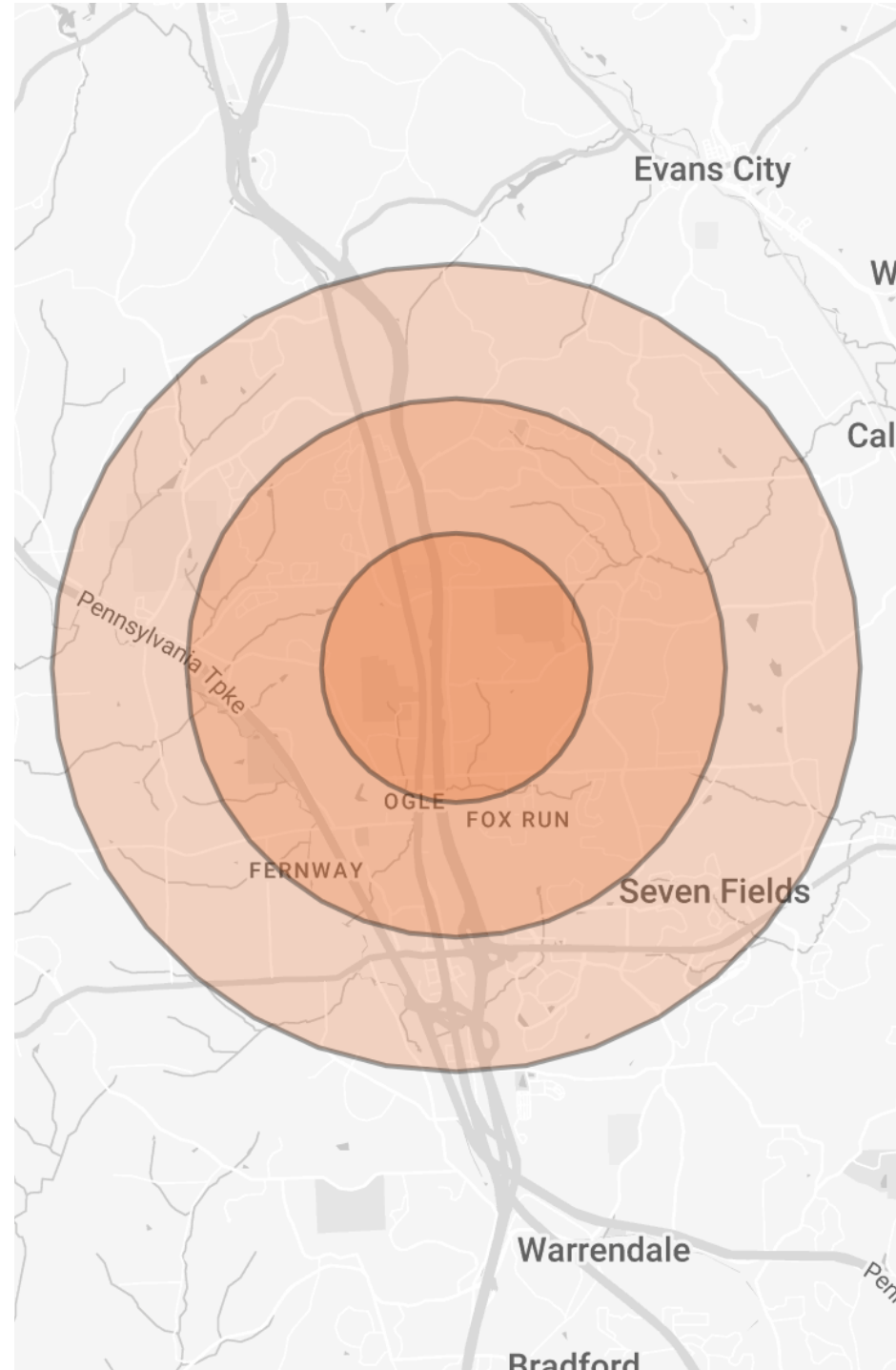
\*3 Mile Radius

## 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

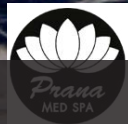
## HOUSEHOLDS & INCOME

	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





**DIEHL**  
COLLISION



**enterprise**

**TSC TRACTOR SUPPLY CO**

**3.1 AC**

**LAND**

**PLANS**

**ACD**  
ADVANCED CONTROLS & DISTRIBUTION  
A GGD COMPANY

**PPG PAINTS**

**webuyanycar.com**

**Animal Dental Clinic of Pittsburgh**

Marshall Rd

T305

**3.1 AC LOT**

# 3.1 AC LAND RENDERING

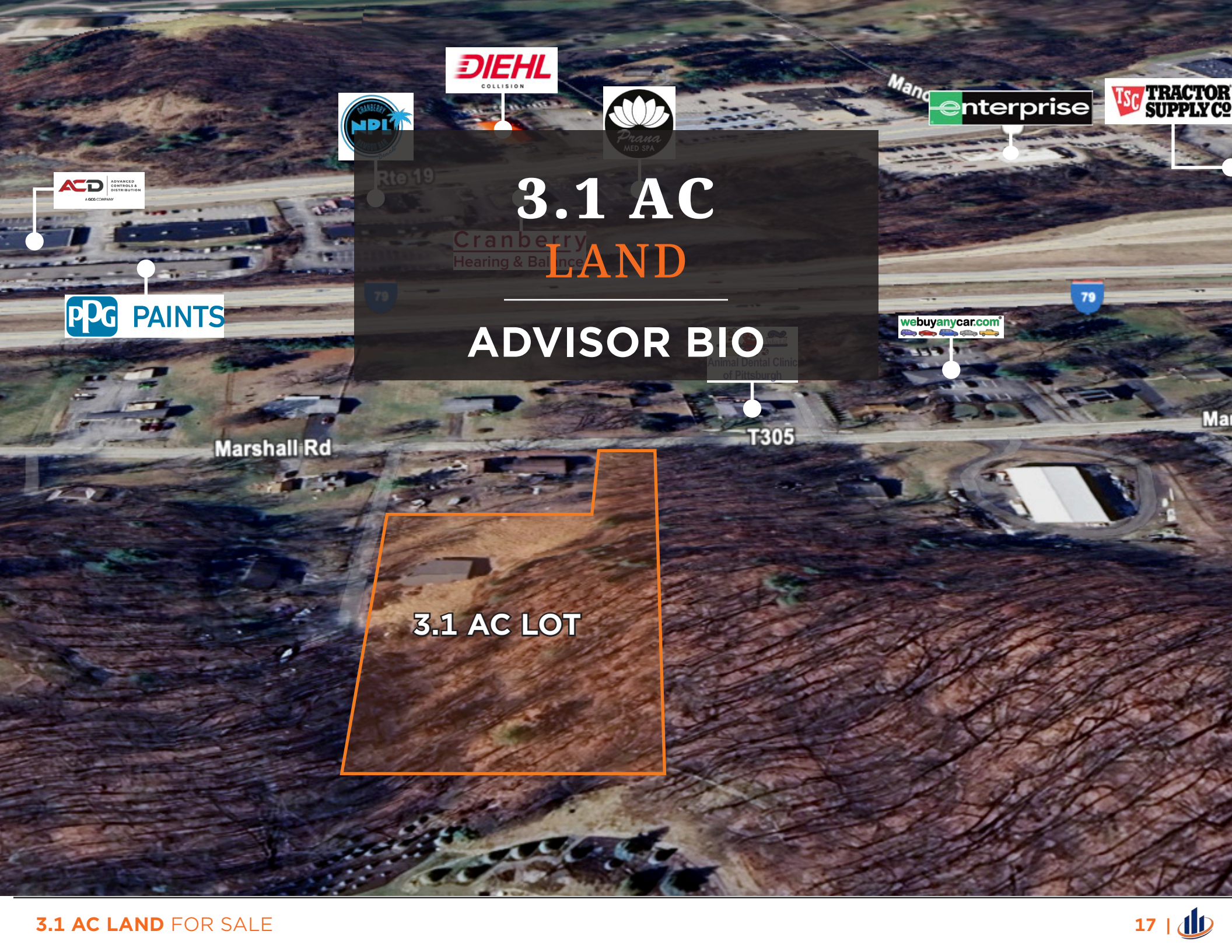


CRANBERRY TOWNSHIP | BUTLER COUNTY | PA



# 3.1 AC LAND PLANS





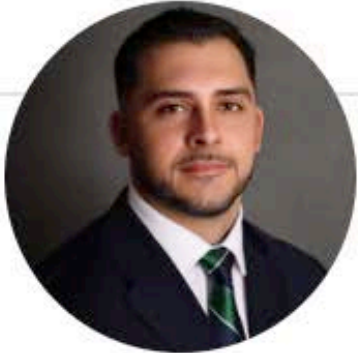
3.1 AC

LAND

ADVISOR BIO

3.1 AC LOT

# ADVISOR BIO



## GARRETT CHERAN

Senior Advisor

garrett.cheran@svn.com

Direct: **412.536.5035 x1021** | Cell: **724.759.5164**

## 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.



**FOR INQUIRIES,  
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Senior Advisor  
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