



# LAND AVAILABLE: 3.93 AC ON ROUTE 19

115-129 JOHNSON ROAD | WARRENDALE, PA 15086

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**3.93 AC**  
**LAND**  
**PROPERTY OVERVIEW**

# PROPERTY SUMMARY



## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present a rare chance to acquire nearly 4 acres of prime development land conveniently located between the bustling Route 19 and Warrendale-Wayne Road, nestled between Wexford and Cranberry right off of the Warrendale Exit on I-79.

This site is situated within a sought-after retail corridor, and is one of the last larger pieces of Land that can be acquired and developed on Route 19 between Wexford and Cranberry. The property currently features four rental homes, generating immediate cash flow that adds to its appeal for prospective buyers looking to maintain income while crafting a development strategy. The site also has existing water/sewer systems, gas, electric, and stormwater availability. 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

<b>ADDRESS</b>	115-129 Johnson Road Warrendale, PA
<b>COUNTY</b>	Allegheny
<b>MUNICIPALITY</b>	Marshall Township
<b>SALE PRICE</b>	Call or Email for Details
<b>SIZE</b>	3.93 AC 171,190 SF
<b>PARCEL NUMBER(S)</b>	1998-H-2   1998-H-3 1998-H-4   1999-E-25
<b>ZONING</b>	Route 19 Boulevard - Corridor Enhancement Overlay
<b>PERMITTED &amp; CONDITIONAL USES</b>	<a href="#">Click here to view</a>



# INVESTMENT HIGHLIGHTS



## FRONTAGE

Approximately 554' along Route 19, 374' along Warrendale-Bayne Road, and 404' along Harmony Road



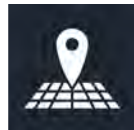
## HIGH VISIBILITY

29,748 VPD at Route 19 (Perry Hwy) and Harmony Road



## DEVELOPMENT OPPORTUNITY

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



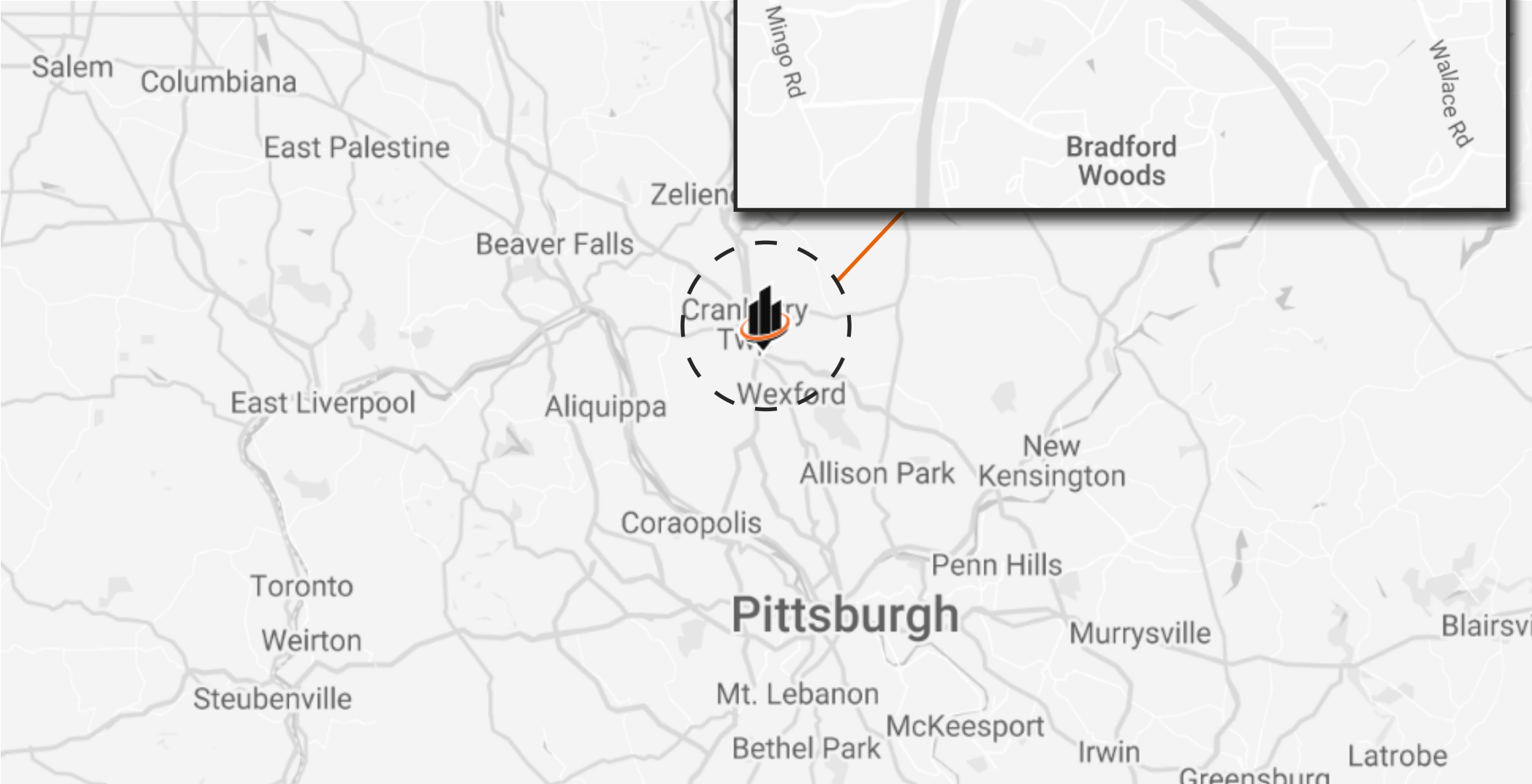
## PRIME LOCATION IN WARRENDALE

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



**3.93 AC**  
**LAND**  
**LOCATION INFORMATION**

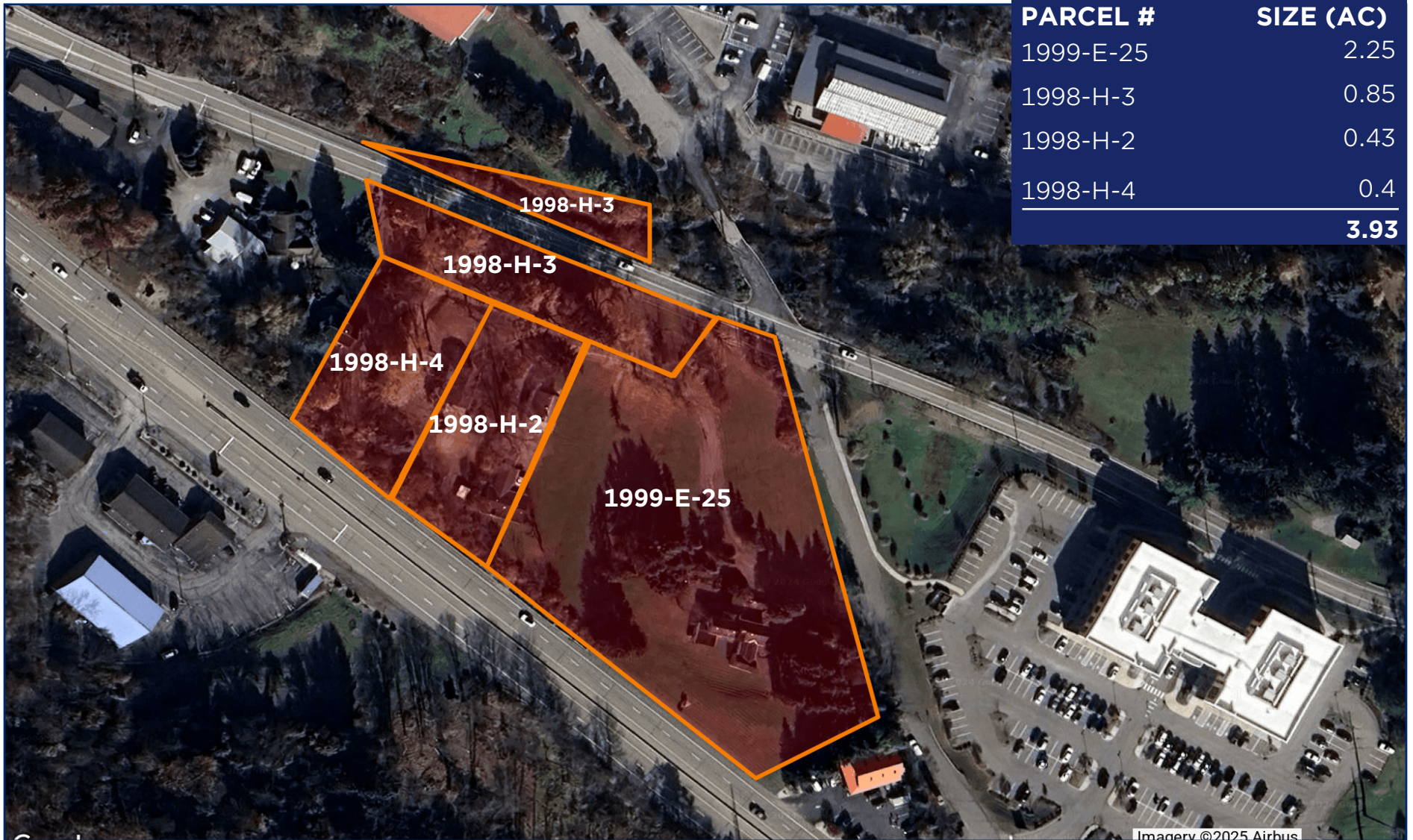
# LOCATION OVERVIEW



# RETAILER MAP



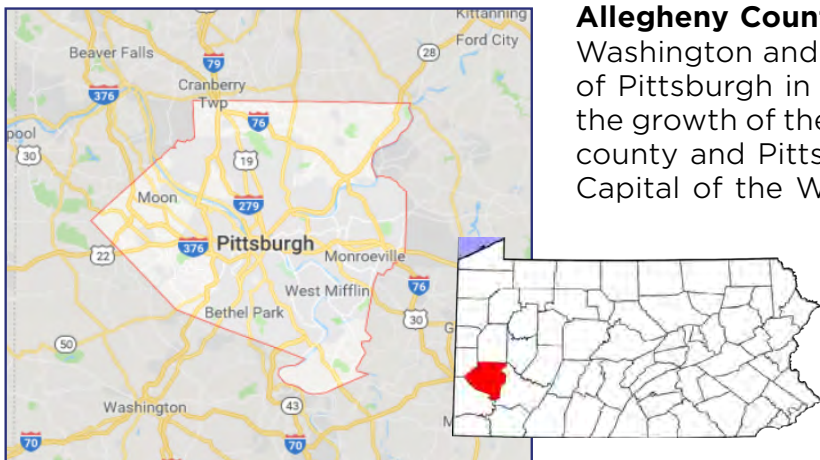
# PARCEL MAP



3.93 AC LAND FOR SALE

# LOCATION OVERVIEW

# ALLEGHENY COUNTY



**Allegheny County** was officially founded on September 24, 1788 from parts of Washington and Westmoreland Counties. The County Seat was named the City of Pittsburgh in 1781. In the late 18th century, farming played a critical role in the growth of the area. Because of the areas rapid development in the 1800s, the county and Pittsburgh became a key manufacturing area, naming it the “Steel Capital of the World”. Today, the economy is driven by healthcare, education, technology, finance, and manufacturing. Some of the largest employers in the region include the University of Pittsburgh Medical Center (UPMC), Highmark Health, PNC Financial Services, and several major educational institutions like Carnegie Mellon University and the University of Pittsburgh. Its diverse economy, strong educational infrastructure, and affordable cost of living make it an appealing place for both businesses and residents.

## TOP 10 EMPLOYERS

- |                                                                                                                                               |                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1. <b>UPMC</b> UPMC Presbyterian Shadyside                                                                                                    | 6.  Allegheny County                            |
| 2.  University of Pittsburgh                                 | 7.  PNC                                         |
| 3.  Federal Government                                     | 8. <b>Carnegie Mellon University</b>                                                                                             |
| 4.  Allegheny Health Network Western Penn Allegheny Health | 9.  Allegheny Health Network Allegheny Clinic |
| 5.  GIANT EAGLE                                            | 10.  BNY MELLON                               |

## COLLEGES & UNIVERSITIES



- The County has a total area of 745 square miles, of which 730 square miles is land and 14 square miles is water.
- Three major rivers traverse in Allegheny County, The Allegheny River, The Monongahela River that converge in Downtown Pittsburgh to form the Ohio River.
- The County contains 14 colleges & universities and 19 different community, junior and technical colleges.

# LOCATION OVERVIEW

# WARRENDALE



Nestled in the highly desirable suburban community of Warrendale, this property offers unparalleled convenience with immediate access to major regional highways and just a 20-minute drive to Downtown Pittsburgh. Warrendale, located in Pittsburgh's North Hills, is a thriving and picturesque suburb renowned for its appeal to families, professionals, and retirees alike. The area is at the heart of the booming residential and commercial growth in the northern suburbs and is home to one of the region's highest-income ZIP codes.



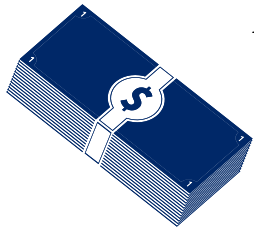
North Park offers 3,075 acres of natural beauty with a lake, hiking trails, a golf course, and plenty of space for outdoor activities like kayaking and fishing. Wexford Plaza is a bustling hub for shopping and dining, featuring trendy boutiques, national retailers, and great restaurants. Nearby, Soergel Orchards provides a family-friendly experience with a farm market, bakery, seasonal events, apple picking, and a cozy cider house.



Positioned along the area's primary retail corridor, the property is surrounded by top-tier restaurants, retail establishments, and medical facilities. As one of the last remaining developable sites in this sought-after submarket, it presents a rare and exceptional opportunity with tremendous potential.

# LOCATION OVERVIEW

# DEMOGRAPHICS



AVERAGE HOUSEHOLD  
**INCOME**  
**\$211,564**

\*2 Mile Radius



AVERAGE  
**AGE**  
**40**

\*2-3 Mile Radius



TOTAL POPULATION  
**32,249**

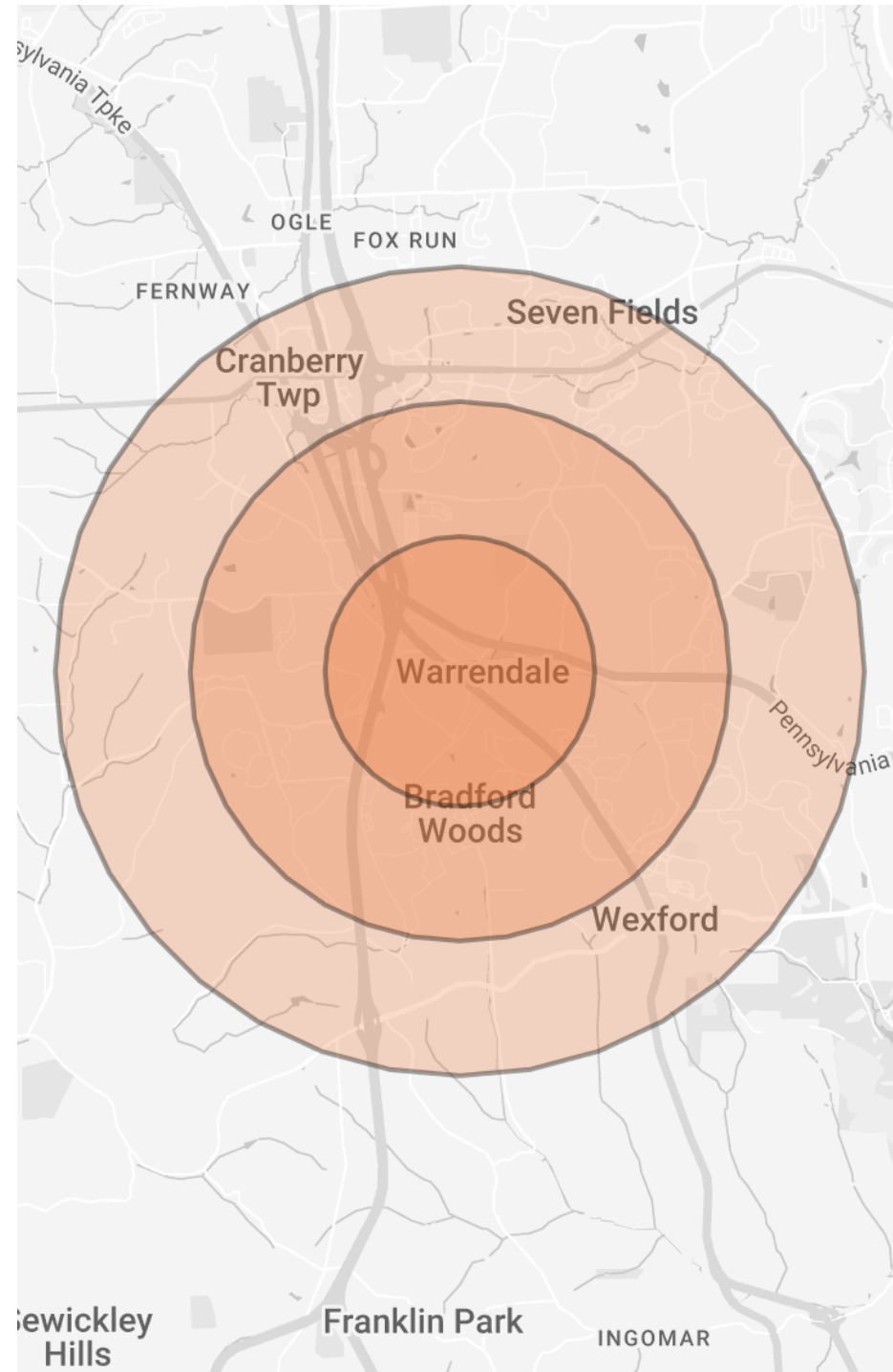
\*3 Mile Radius

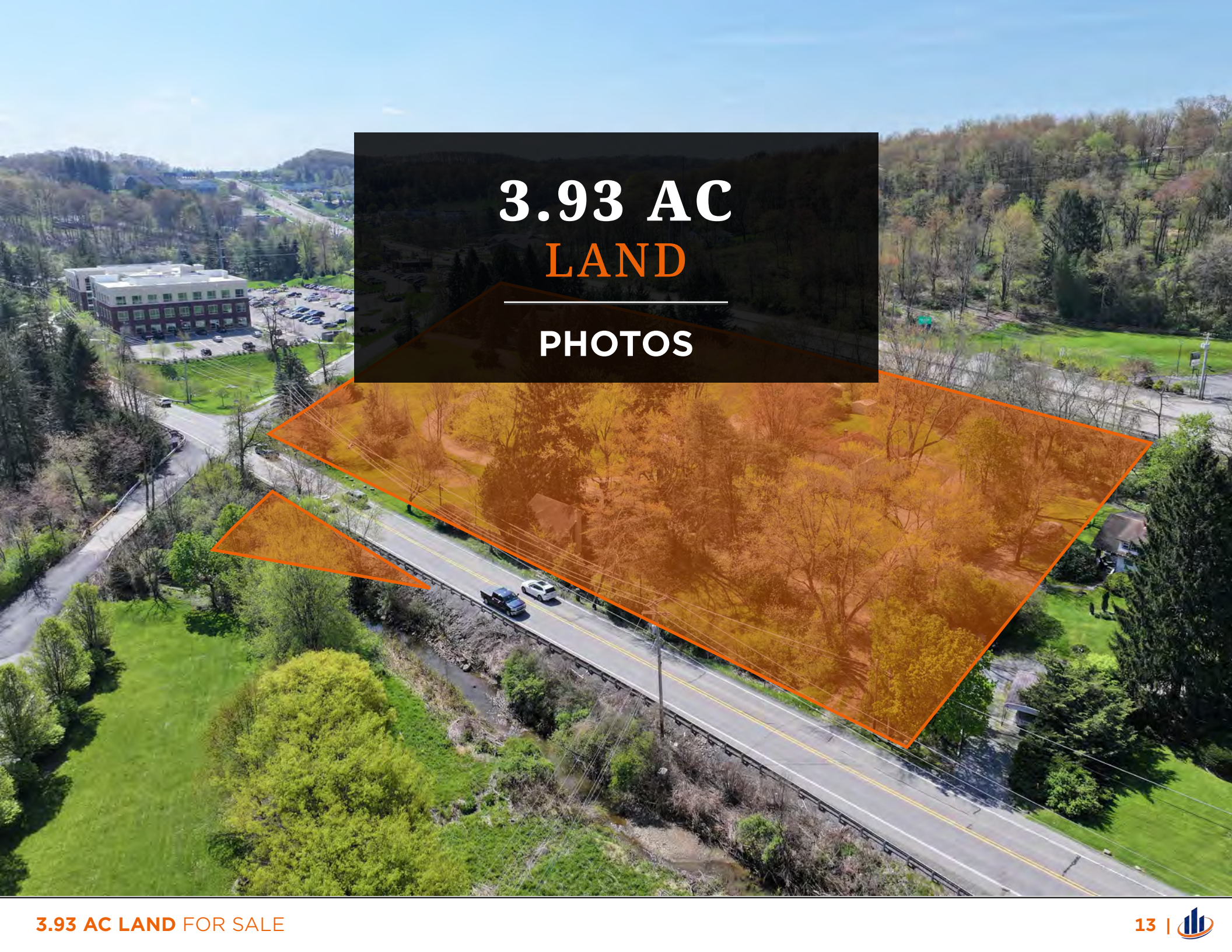
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,409	13,490	32,249
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	40	41	41

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,205	4,865	12,004
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$187,744	\$211,564	\$200,135
AVERAGE HOUSE VALUE	\$562,879	\$585,618	\$526,732





**3.93 AC**  
**LAND**  

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**PHOTOS**

# 3.93 AC LAND PHOTOS



# 3.93 AC LAND PHOTOS





**FOR INQUIRIES,  
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