

OFFERING MEMORANDUM



PURCHASE OPPORTUNITY

MOON TOWNSHIP, PITTSBURGH

221 FELICIAN DRIVE, CORAOPOLIS, PA 15108

INVESTMENT HIGHLIGHTS

OFFERING:

This three-story, 8,200 SF facility, situated on 1.09 acres in Moon Township

Offered at \$799,000

Constructed in 2009 and formerly used as the Girls Hope Home, the property is fully sprinklered with hard-wired smoke detectors for safety.

It features eight bedrooms with eight full and two half bathrooms, along with two full kitchens located on the first floor and lower level.

Additional amenities include a two-car garage

Zoned for educational use, making it ideal for institutional, residential, or community-focused purposes.



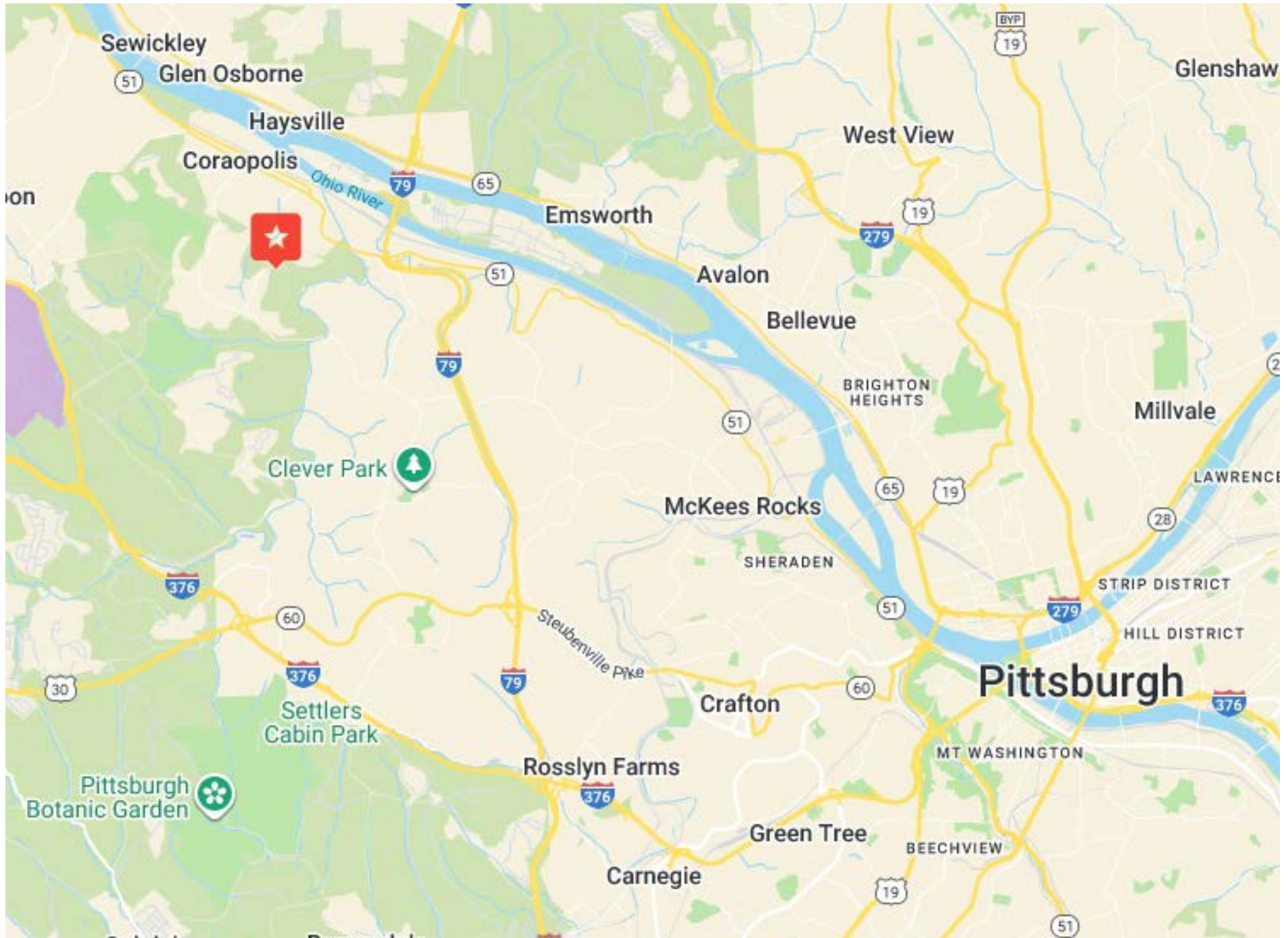
221 FELICIAN DRIVE - MOON TOWNSHIP



BUILDING DETAILS

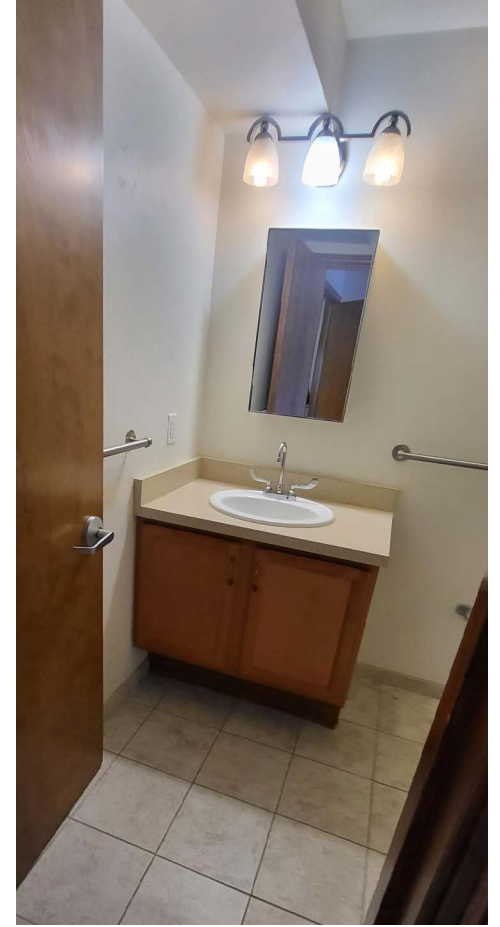
Property Address	221 Felician Drive, Coraopolis, PA 15108
Lot Size	1.09 acres
Building Size	8,200 ± GSF
Parcel ID	341-P-104
Floors	2 with a full basement
Fire Suppression	sprinkler system in place
Utilities	gas, electric, public waster/sewer
Zoned	Educational



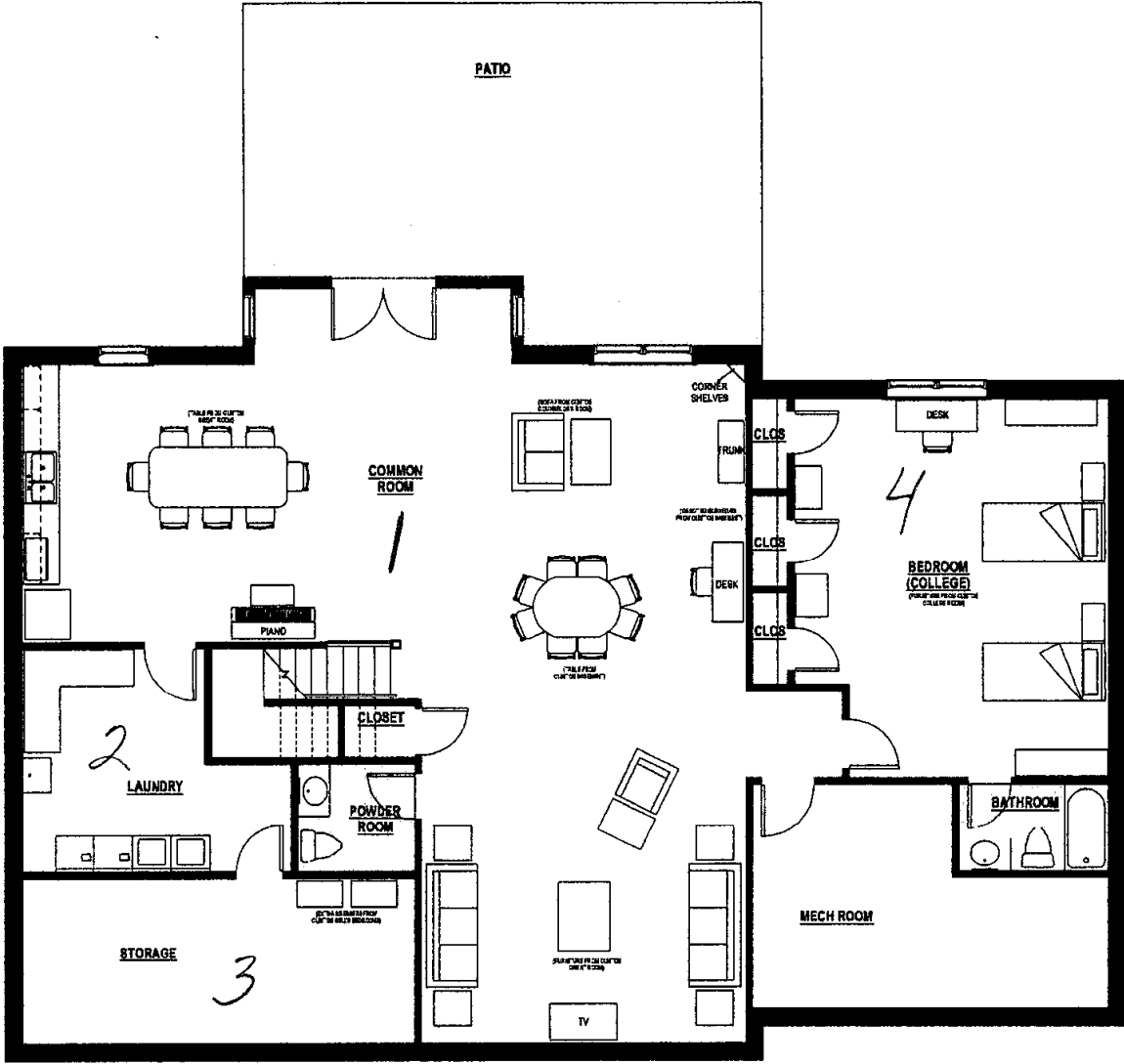








FLOOR PLANS



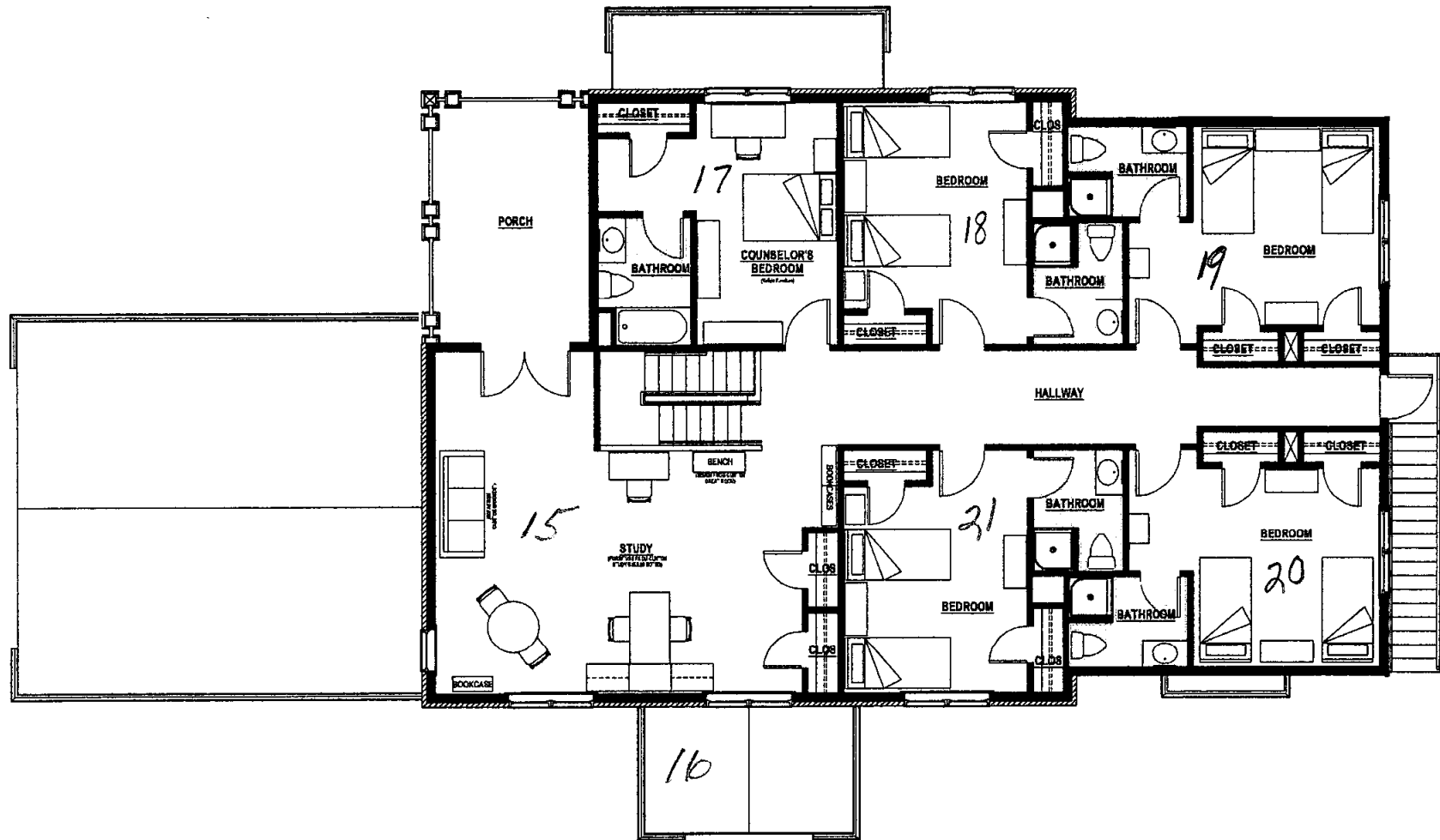
BASEMENT

FLOOR PLANS



FIRST FLOOR

FLOOR PLANS



SECOND FLOOR

MARKET OVERVIEW

221 FELICIAN DRIVE, MOON TOWNSHIP, PITTSBURGH // PURCHASE OPPORTUNITY



MOON TOWNSHIP OVERVIEW

Robinson and Moon Township's roots lie in Pittsburgh's post-war suburban expansion, when proximity to the city and the airport made them natural hubs for commerce. Early developments like Penn Center West and Airport Office Park established the area as a corporate corridor, while retail giants such as the Robinson Town Centre anchored the region's shopping identity. These foundational projects gave the townships a reputation for being business-friendly, with infrastructure designed to support both industrial and office growth.

A Modern Metamorphosis:

Today, Robinson and Moon have evolved into mixed-use powerhouses. Robinson boasts a diverse inventory of office parks, industrial campuses, and retail centers, including Settlers Corporate Campus, Omega Corporate Center, and large industrial facilities along Campbells Run Road. Moon Township, meanwhile, has leaned into its proximity to Pittsburgh International Airport, with developments like Cherrington Corporate Center, Westpointe Corporate Center, and Airside Business Park offering Class A office space tailored to logistics, tech, and professional services. Retail corridors along Steubenville Pike and University Boulevard complement these corporate enclaves, creating a balanced ecosystem of work, shopping, and leisure.

The commercial real estate landscape here is defined by scale and accessibility. Robinson offers over 595,000 square feet of property for sale, spanning office, industrial, and retail opportunities. Moon Township features a wide range of office availabilities, with rents averaging \$24–30 per square foot, competitive for Class A suburban markets. Industrial properties, such as those on Moon Clinton Road, provide large footprints (up to 150,000 SF) for manufacturing and distribution. Retail remains strong, with centers like Moon Plaza and Robinson Square catering to steady suburban demand.

Prime Location: Direct access to I-376 Parkway West and adjacency to Pittsburgh International Airport make both townships ideal for regional and national connectivity.

Corporate Presence: Established office parks and research centers attract tenants in healthcare, aerospace, and tech, reinforcing the area's professional identity.

Retail Strength: Anchored by Robinson Town Centre and Moon Plaza, the area draws consistent consumer traffic, supporting both national chains and local businesses.

Industrial Backbone: Large industrial parks and distribution facilities provide opportunities for logistics and advanced manufacturing.

Evolving Potential: With ongoing redevelopment and vacant land parcels available, both Robinson and Moon remain poised for future growth and investment.

Investing in the Future:

For businesses seeking a strategic suburban hub, Robinson and Moon Township deliver the essentials: connectivity, corporate infrastructure, and consumer demand. Their blend of airport adjacency, retail vitality, and industrial capacity positions them as enduring pillars of Pittsburgh's commercial real estate market—ready to support both established enterprises and innovative newcomers.

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