

17.0 AC
Development Opportunity

2000 Casteel Drive

Anchored by At Home
Coraopolis, PA 15108



Contacts

Jared Imperatore
Vice President
+1 412 651 2949
jared.imperatore@am.jll.com

Jose Raymundo
Vice President
+1 412 721 0102
jose.raymundo@am.jll.com



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Development Opportunity | Coraopolis, PA

2000 Casteel is a 17-acre development located directly off the Parkway West I-376 - Exit 58 (Robinson Retail Corridor). Anchored by At Home, a 151,000 sf retail box which currently operates 225 stores in 40 states. At Home offers home products including furniture, rugs, art and housewares, patio and seasonal decor and averages 450,000 customer visits per year.

Notable retail anchors within the Robinson Trade Area include: IKEA, Macy's, Costco, Market District, Target, Home Depot, Lowe's, Kohls, Levin Furniture, Dick's Sporting Goods, Hobby Lobby, Cinemark, Value City Furniture, Duckstein Restoration, and Best Buy

The Robinson Trade Area is home to notable office companies including: FedEx Ground US Headquarters (500,000 sf), Dicks Sporting Goods US Headquarters (675,000 sf), and Fisher Scientific Inc. (150,000 sf) as well as Cigna, Williams, LANXESS, Comcast Corp., ADP, Calgon Carbon, UPMC and the Oncology Nursing Society.

Marketplace District, a \$250M development is located just on the other side of Montour Run Road. This development will offer amenities such as: health and wellness, lifestyle living, convenience and concierge and connectivity. It is one of the largest mixed-use projects in Western Pennsylvania.



Pad ready
sites available



Highly visible from
Parkway West I-376



Strong retail corridor
with 94% occupancy



Anchor AT HOME has over
5,000 weekly customers



Strong
demographics



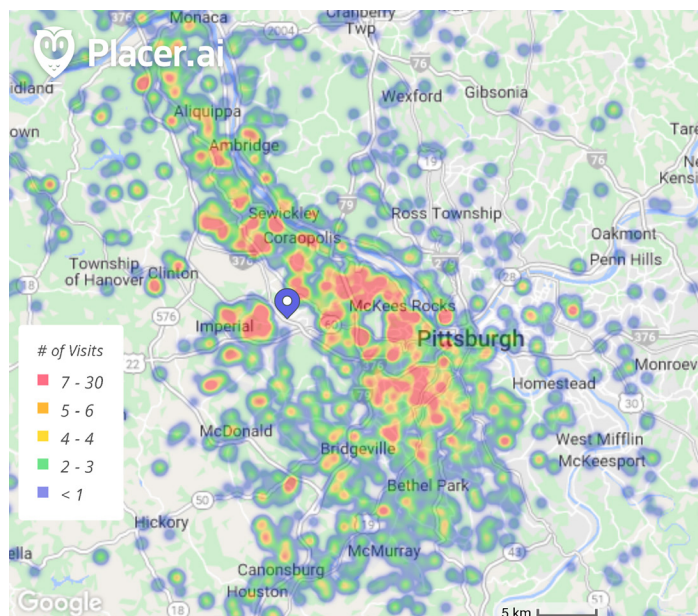
Pylon signage
available



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Trade area overview



At Home / 2000 Casteel Drive, Coraopolis, PA
Based on visitor home locations - November 1, 2020-October 31, 2021
Data provided by Placer Labs Inc. (www.placer.ai)

- Pad ready sites available
- Highly visible from Parkway West I-376
- Anchored by At Home which is averaging over 5,000 weekly customers
- 5.2 million square feet within a 2.5 mile radius from development

Demographics	3-mile	6-mile	9-mile
2010 Population	22,276	102,174	295,600
2021 Population	23,534	106,087	299,537
Median Age	41.0	43.8	43.5
Average HH Income	\$121,375	\$102,325	\$95,885
2021 Wealth Index	147	120	108

Source: Esri, 2021

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