

# Sewickley Pointe

1723 Mt Nebo Road  
Sewickley, PA 15143

## 12,000 sf Retail Plaza

Pad Ready Sites Available



## 12,000 sf Retail Plaza

Drive-Thru & Patio located on PAD 2

**Q2 2026 Delivery**

*\*Conceptual rendering*



jll.com

### Contact

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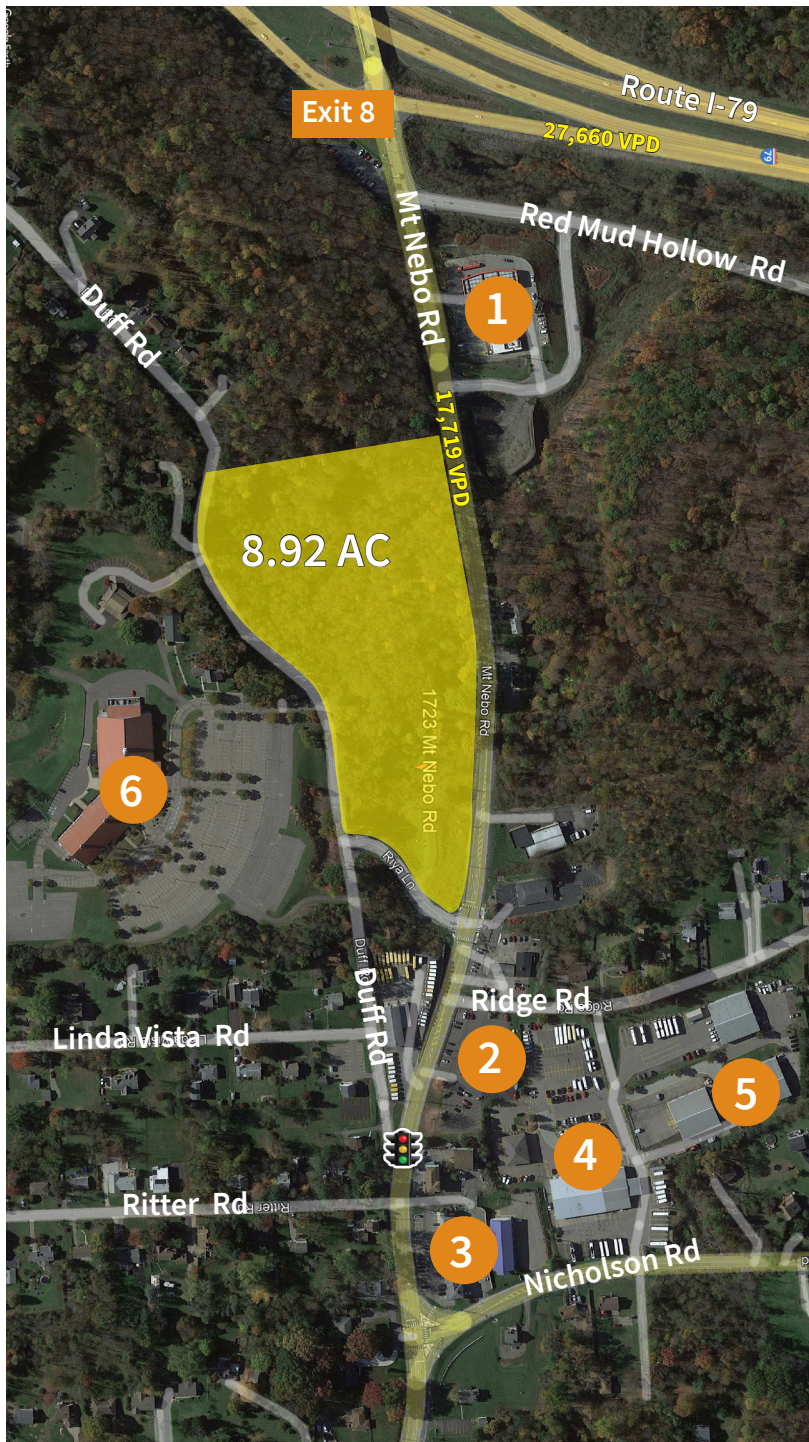




## 8.92 AC Development

1723 Mt Nebo Road is a 8.92-acre development located directly off the Interstate I-79 - at Exit 68. It also has easy access from exit 8 off of Route -279. The land plot is located in close proximity to a Sheetz retailer that provides high traffic.

**Notable businesses within the Sewickley Trade Area include:** Sheetz, Andora restaurant, Goodfellas Draft House restaurant and bar, Lenzer Tour and Travel Coach bus service, Organizing Options, Don's TV Services and the Ohio Township Police Department.



## Legend

- 1 - Sheetz
- 2 - Andora restaurant
- 3 - Goodfellas DraftHouse
- 4 - Lenzer Tour/Travel Coach
- 5 - Ohio Township Police
- 6 - Christ Church at Grove Farm

*Sewickley is a borough in Allegheny County, Pennsylvania, 12 miles west northwest of Pittsburgh along the Ohio River. It is a residential suburb of Pittsburgh.*



Located in the desirable area of Sewickley



Highly visible from Mt Nebo Road

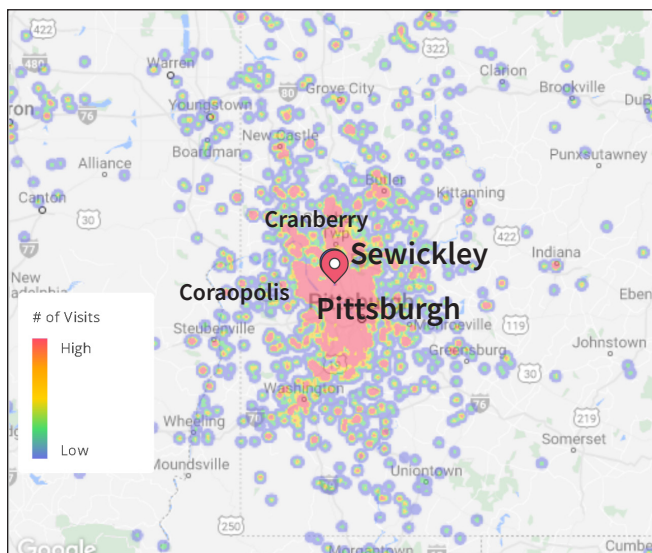


Build to Suit or Ground Leases available



Pad ready sites available

## Trade Area



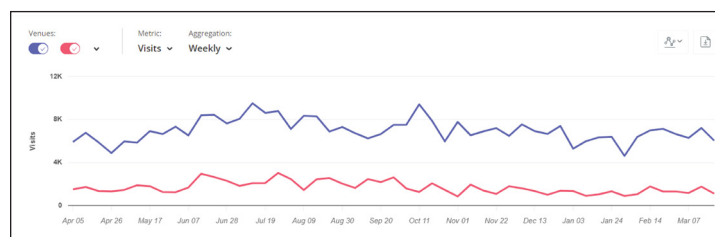
1616 and 1910 Mt Nebo Road, Sewickley, PA  
Based on visitor home locations.

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))


Demographics	3-mile	5-mile	7-mile
Population	20,019	95,053	211,903
Median Age	44.7	46.0	43.8
Average HH Income	\$147,380	\$114,799	\$106,215
Wealth Index	205	147	130

Source: Esri


## Visits Trend



## Typical Visitor Persona

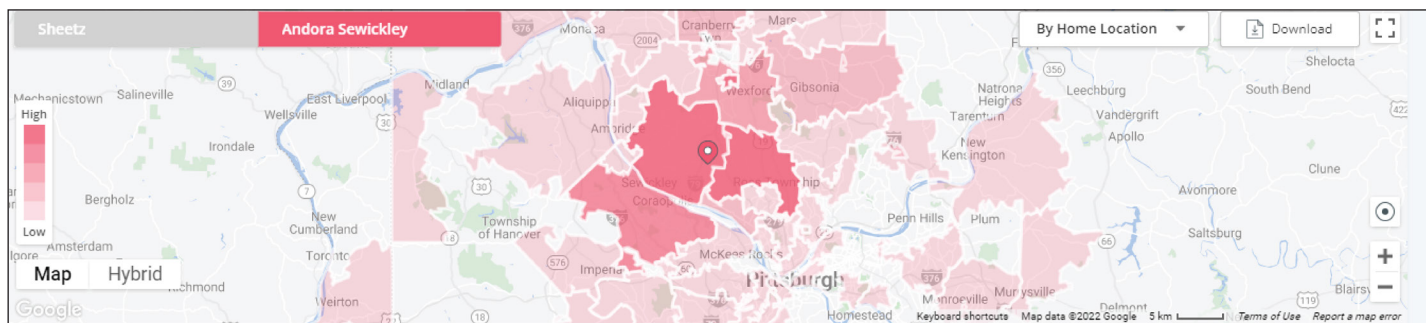


Ethnicity	White
Income	\$75K - \$100K



Ethnicity	White
Income	\$200K

## Top Zip Codes



Sheetz			Andora Sewickley		
Zip Code	City, State	% of Visitors	Zip Code	City, State	% of Visitors
1 15237	Pittsburgh, PA	6.18%	1 15237	Pittsburgh, PA	12.37%
2 15143	Sewickley, PA	4.89%	2 15143	Sewickley, PA	11.84%
3 15108	Coraopolis, PA	4.49%	3 15108	Coraopolis, PA	7.56%
4 15202	Pittsburgh, PA	2.46%	4 15090	Wexford, PA	5.51%
5 15317	Canonsburg, PA	1.72%	5 15202	Pittsburgh, PA	4.12%
6 15301	Washington, PA	1.69%	6 15044	Gibsonia, PA	3.98%
7 15090	Wexford, PA	1.59%	7 16066	Cranberry Township, PA	3.67%