

# Available



## Rare Presto-Sygan Parcels

Presto-Sygan Road & Newbury Market Drive | South Fayette, PA 15107



**Parcel 1**  
1.05 AC

Newbury Market Drive &  
Presto-Sygan Road  
ID: 0256-C-00101-0000-00



**Parcel 2**  
3.14 AC

Presto-Sygan Road  
ID: 0256-C-00020-0000-00



**Parcel 3**  
9.74 AC

Presto-Sygan Road  
ID: 0256-C-00002-0000-00

### Contact

**Jarbo Imperatore**

Vice President

jarbo.imperatore@jll.com

+1 412 651 2949

# Parcel 1

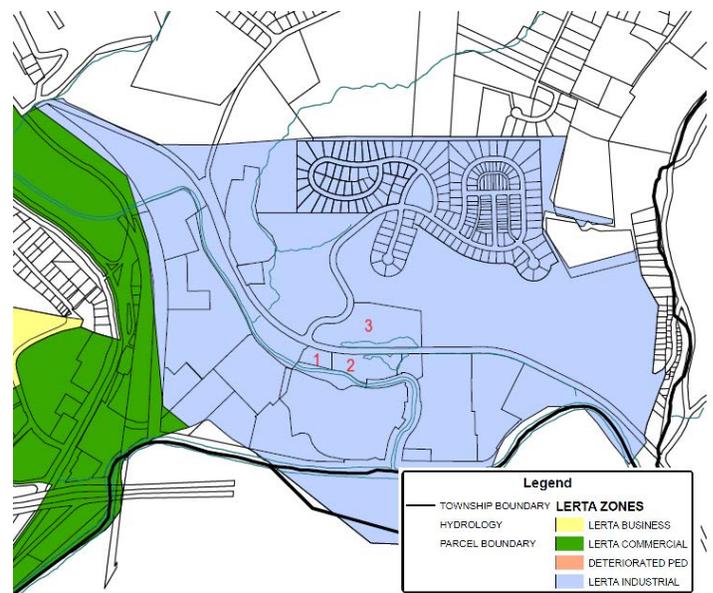
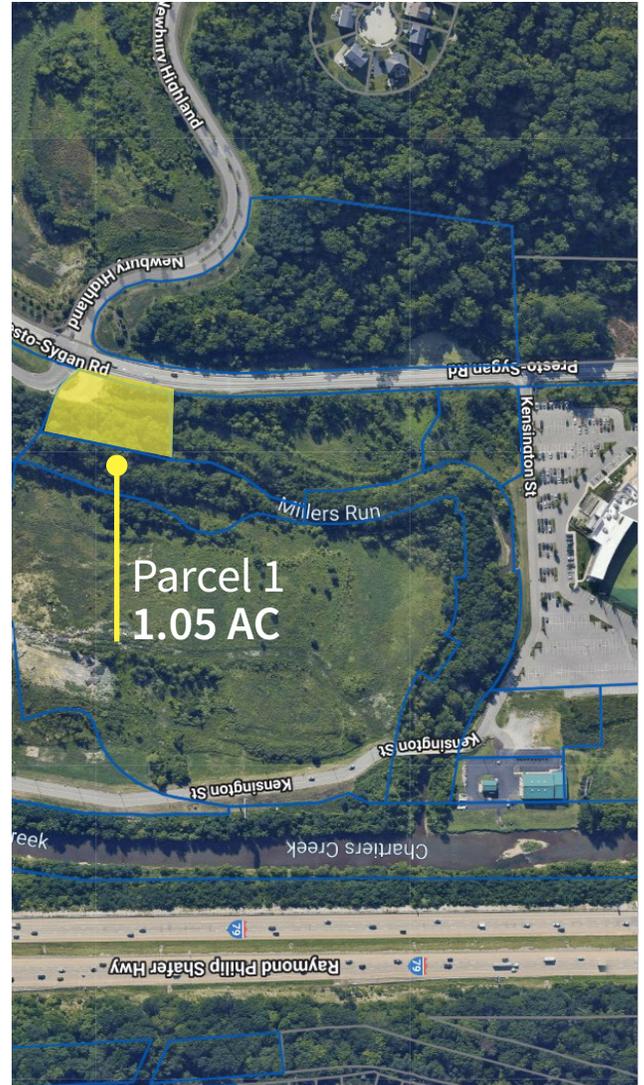
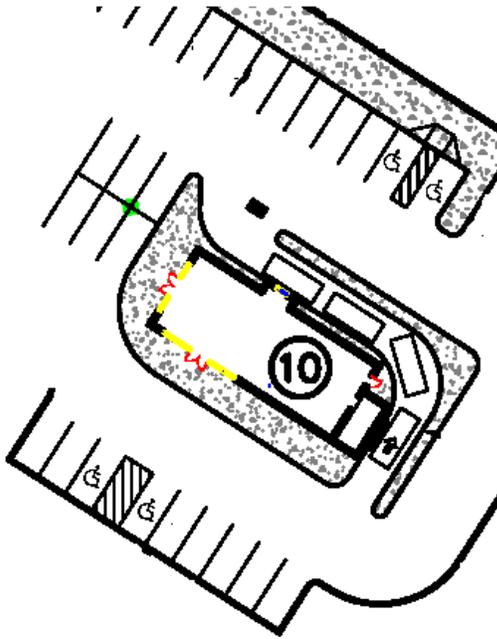
## 1.05 AC

Newbury Market Drive & Presto-Sygan Road

PARCEL 1 = 231.30' X 165.91' X 157.40' X 171.29' X  
122.21' X 58.80'

ID: 0256-C-00101-0000-00

### Proposed



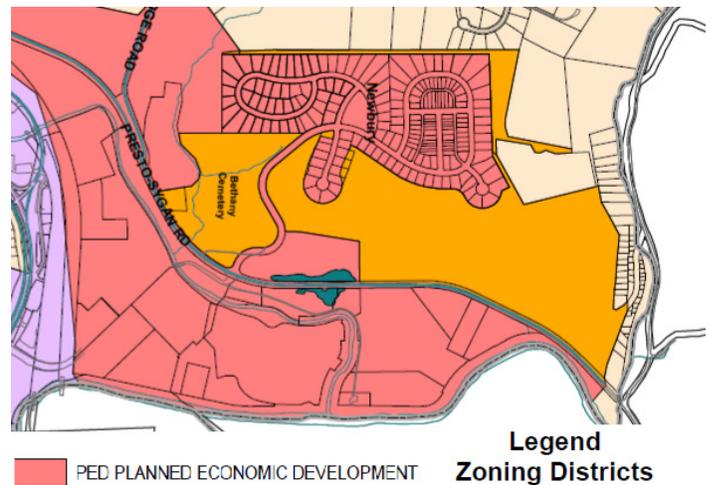
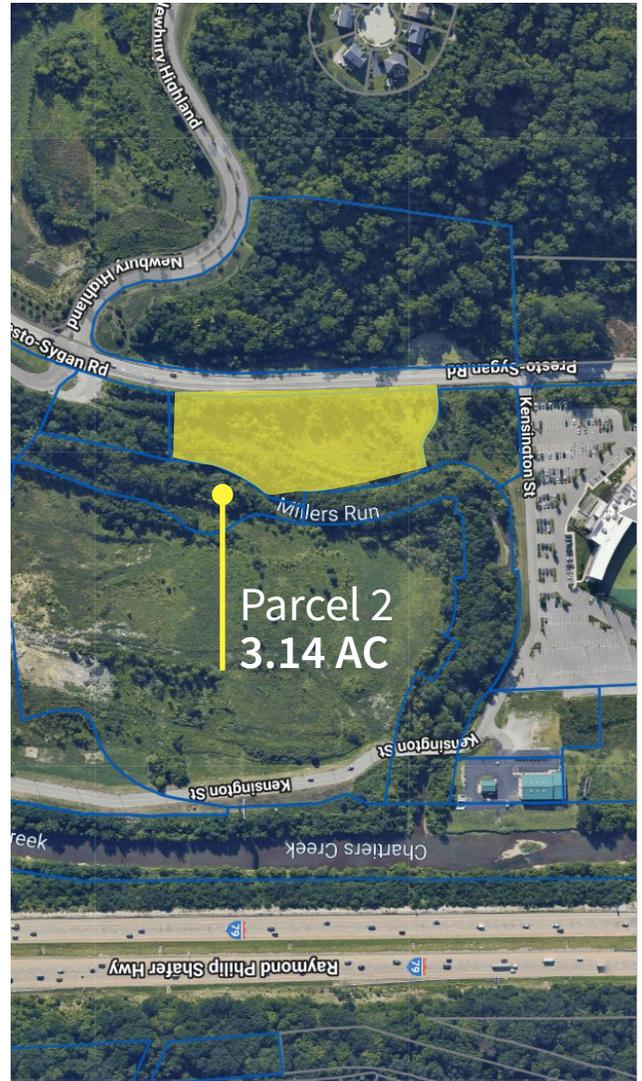
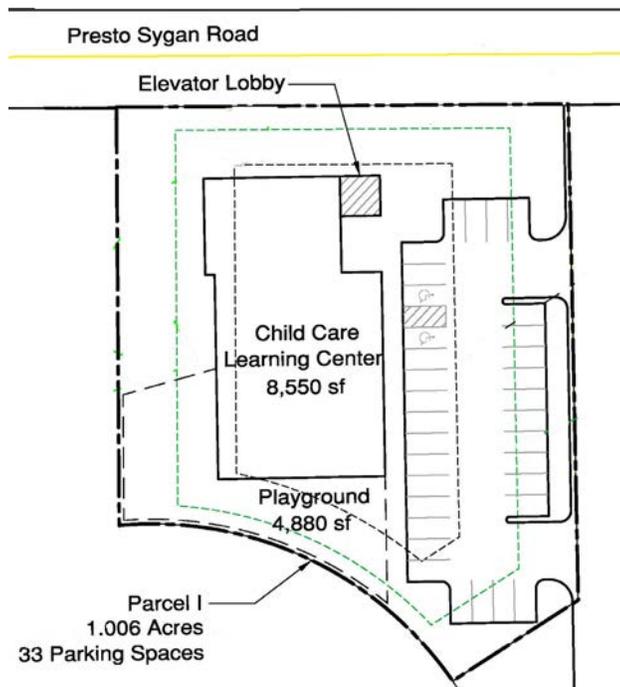
# Parcel 2

## 3.14 AC

Presto-Sygan Road

PARCEL 2 = 654.50' FRONTING WITH 14  
TOTAL BEARINGS RESTRICTED OPEN SPACE  
ID: 0256-C-00020-0000-00

### Proposed Daycare





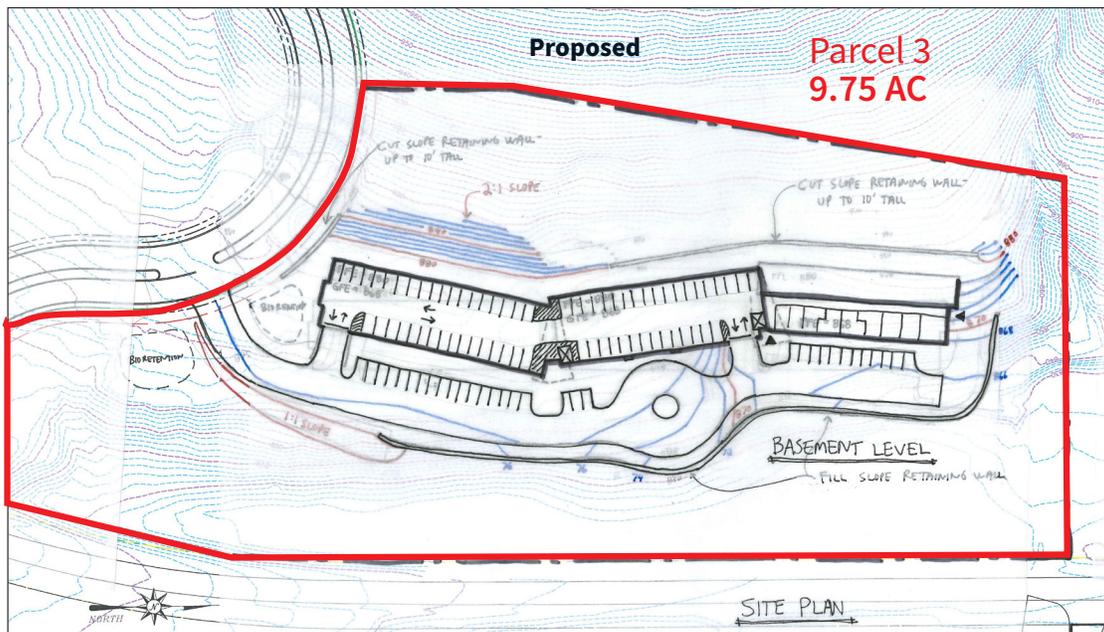
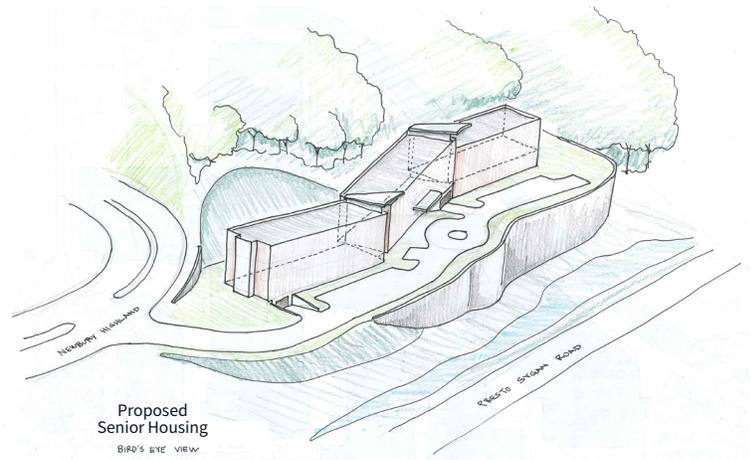
## Parcel 3 9.74 AC

Presto-Sygan Road

2ND REVISION PARCEL 3 = 1003.10'

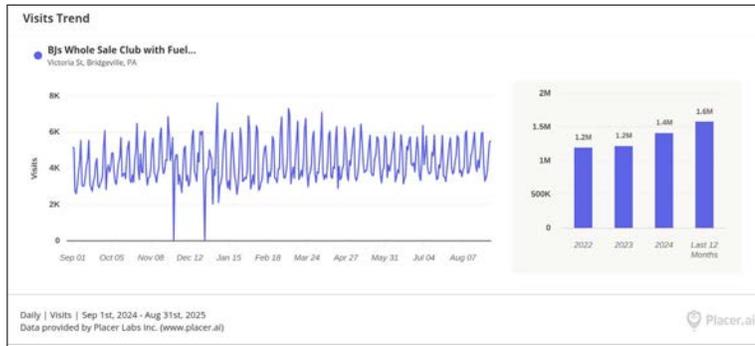
FRONTING WITH 10 TOTAL BEARINGS

ID: 0256-C-00002-0000-00



4000 Victoria Street, Bridgeville, PA 15017

Demographics	5-Min	10-Min	15-Min
Population	697	9,306	65,559
Households	238	4,131	26,029
2025 Average Household Income	\$176,288	\$130,522	\$135,678
2030 Average Household Income	\$203,667	\$149,715	\$150,590
Median Age	40.8	43.1	44.6

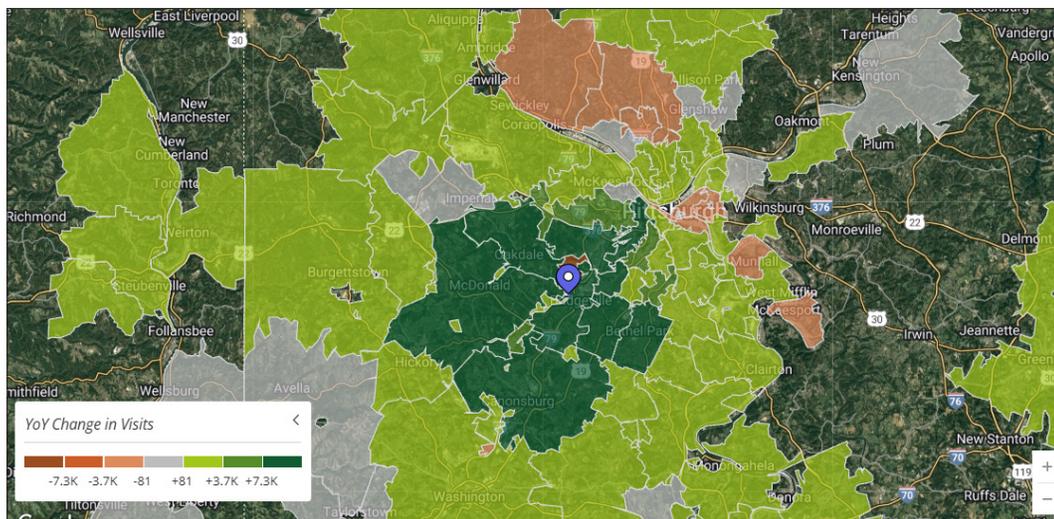


BJ's Whole Sale Club with Fueling

ANNUAL VISITS  
**1.6M**

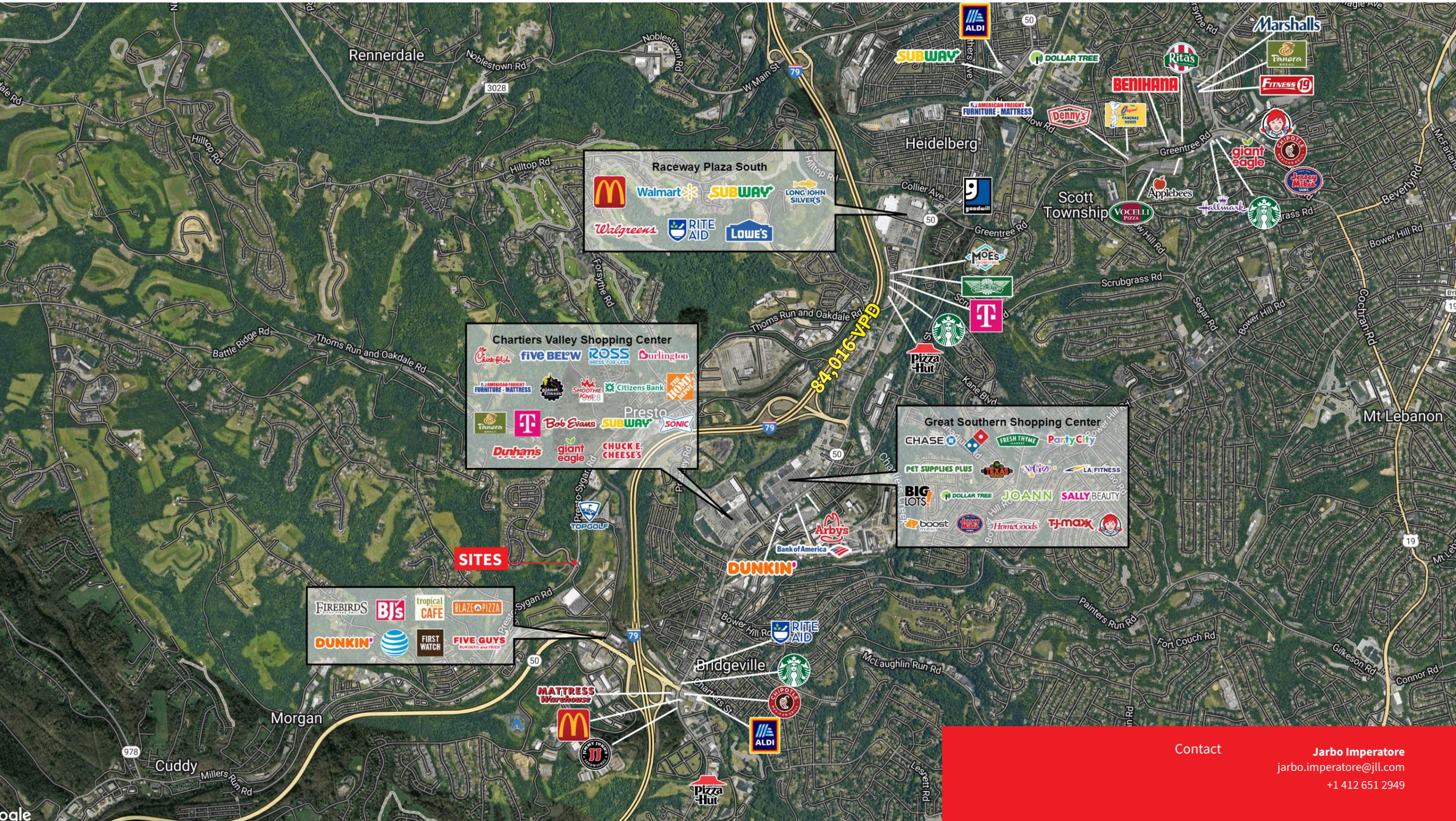
Retail Goods & Services - 5 Min	SPENDING INDEX	AV AMT SPENT	TOTAL SPENT
Recreational Vehicles and Fees	171	\$328	\$78,090
Household Operations - Child care	164	\$961	\$28,935
Retail Goods & Services - 10 Min	SPENDING INDEX	AV AMT SPENT	TOTAL SPENT
Recreational Vehicles and Fees	117	\$224	\$925,980
Household Operations - Child care	113	\$659	\$2,725,316
Retail Goods & Services - 15 Min	SPENDING INDEX	AV AMT SPENT	TOTAL SPENT
Recreational Vehicles and Fees	119	\$228	\$5,952,460
Household Operations - Child care	118	\$692	\$18,017,791

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees. Source Esri forecast. For complete demographics please follow-up with the broker.



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Trade area



Contact

Jarbo Imperatore

jarbo.imperatore@jll.com

+1 412 651 2949