

Available



1869 Mt Nebo Road | Sewickley, PA 15143



Property highlights

- **Prime 3.69 AC outparcel** available for immediate development
- **Pad-ready with retaining wall** - 0.70 AC usable
- **Exceptional traffic exposure** - Access to I-79 Exit 8 & highly visible from Mt. Nebo Road with 40,866 VPD
- **Flexible development options** - BTS or ground-up opportunities
- **Affluent market demographics** - Median HH income of \$129,861 within 1-mile radius
- **Established commercial corridor** - Surrounded by successful restaurants, services and retail businesses

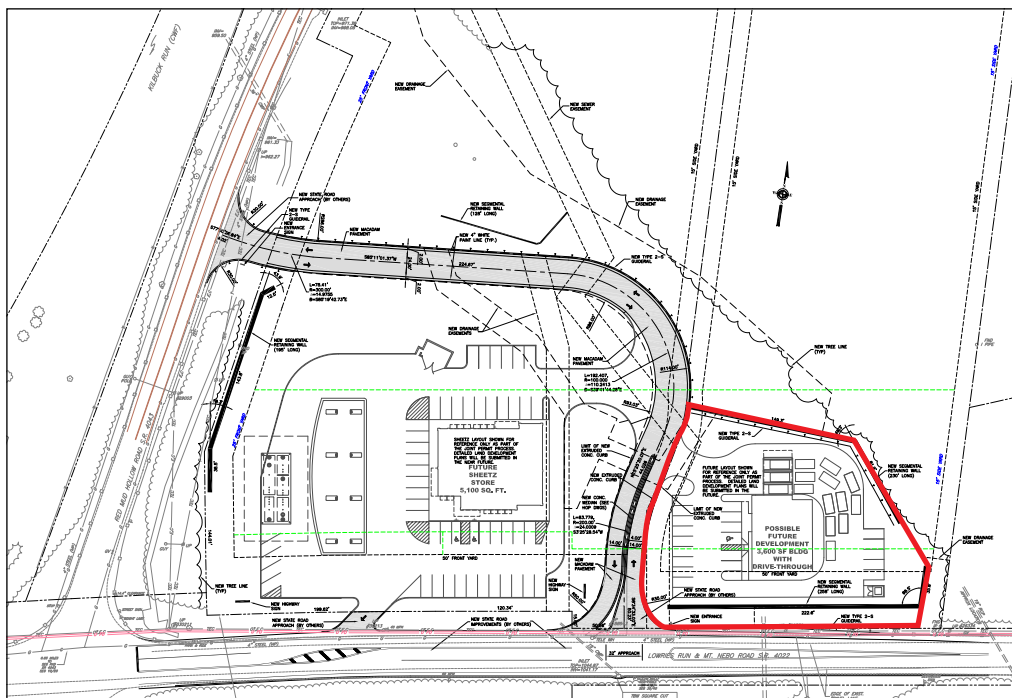
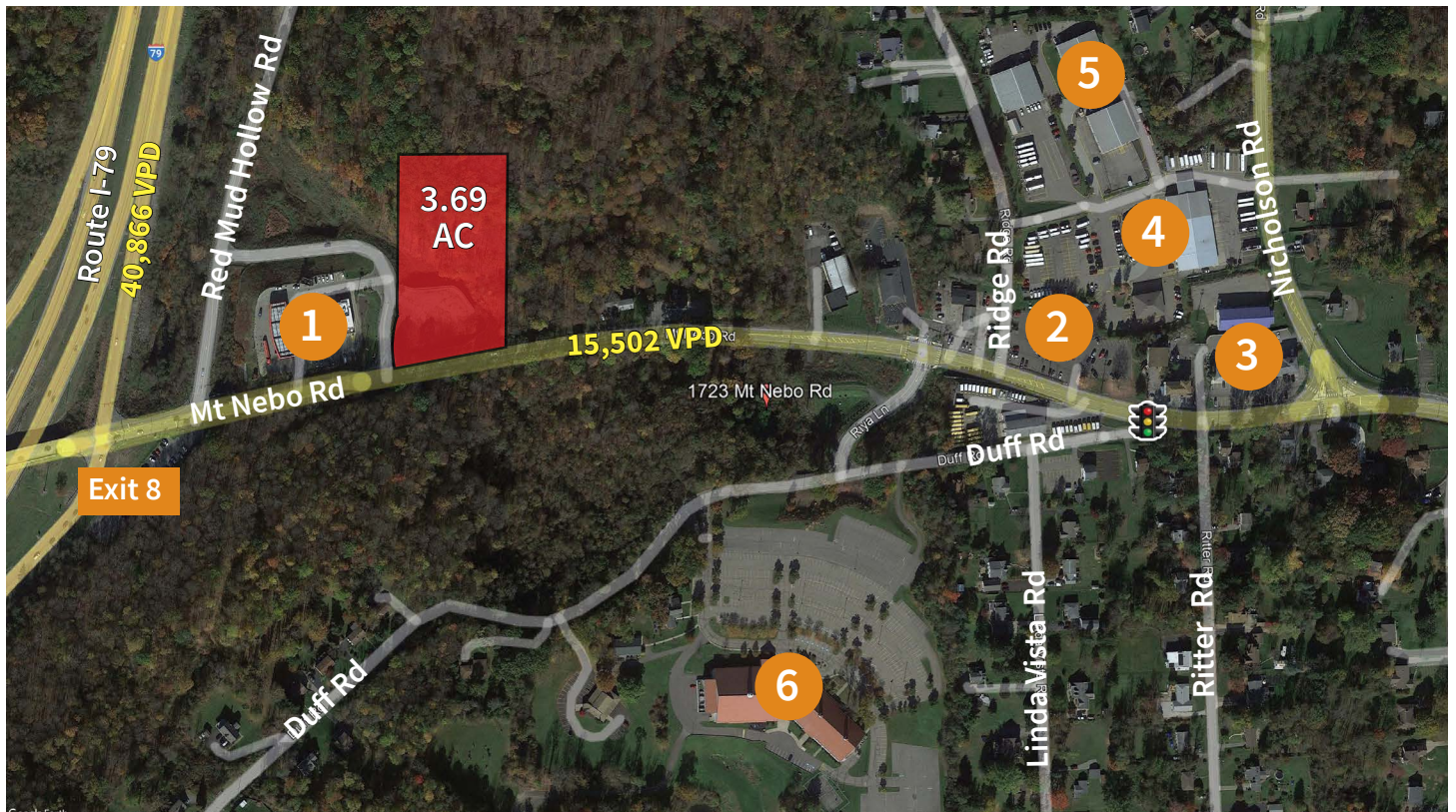
Demographics	1-mile	3-mile	5-mile
Population	3,181	23,173	103,673
Median Age	50.1	44.2	43.6
Median HH Income	\$129,861	\$143,493	\$100,420
Households	1,224	8,835	44,329

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Site plan



Legend

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

[Click to download plans](#)

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Trade Area

