

**AVAILABLE:
BUILD-TO-SUIT, GROUND LEASE,
OR UP TO 10,000 SF OF RETAIL SPACE
4100 Grandview Drive, Gibsonsia, PA 15044**



- ## Site Features
- Build-To-Suit, Ground Lease, or up to approximately 10,000 SF of retail space at the signalized intersection of State Route 8 & Grandview Drive | End-cap space available with potential drive-thru and outdoor seating
 - Prime location in the North Hills Pittsburgh suburb along highly trafficked State Route 8 (24,000 ADT)
 - Strong retail area directly across from Lowe's & Target anchored power center
 - Additional nearby retailers include Giant Eagle, Dunham's, Mattress Firm, PNC, Verizon, Buffalo Wild Wings, Applebee's, Famous Footwear, GetGo, and Starbucks
 - Excellent frontage
 - 2 miles North of the PA Turnpike (I-76) and 16 miles North of Downtown Pittsburgh

For More Information, Please Contact:

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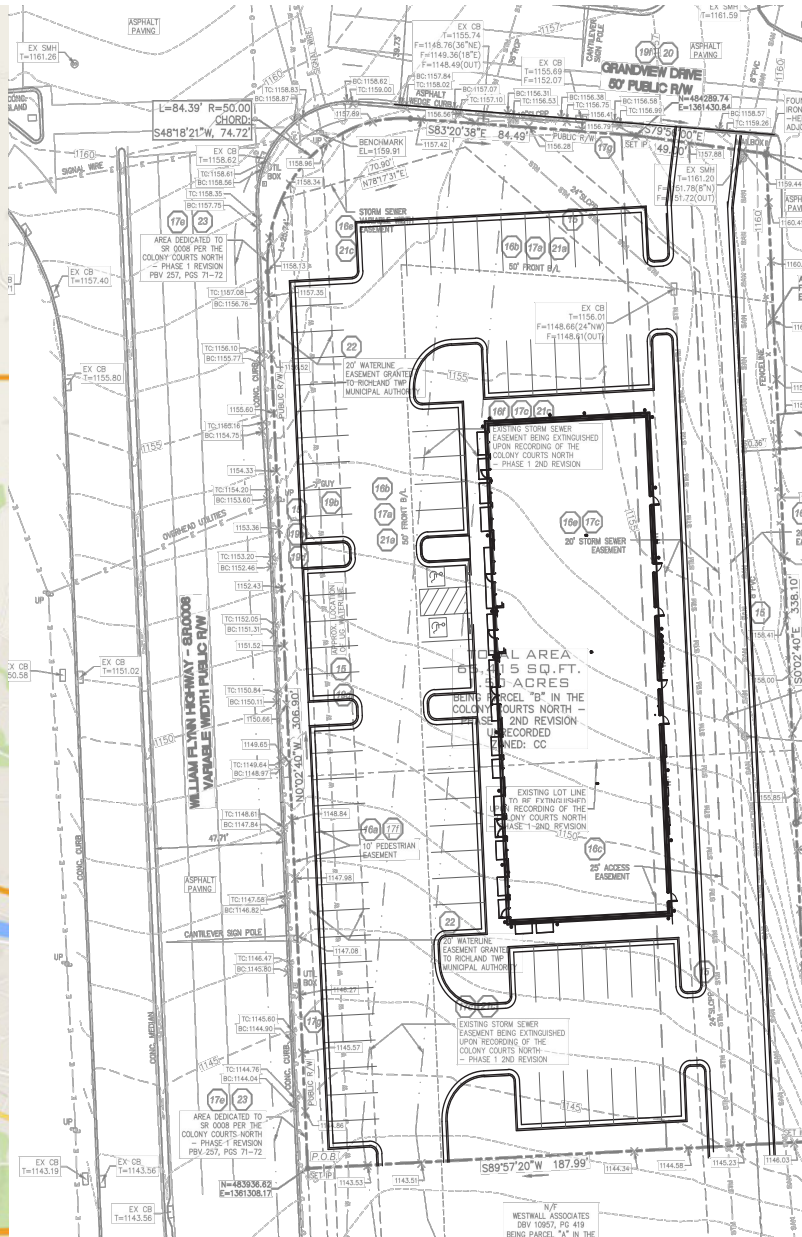
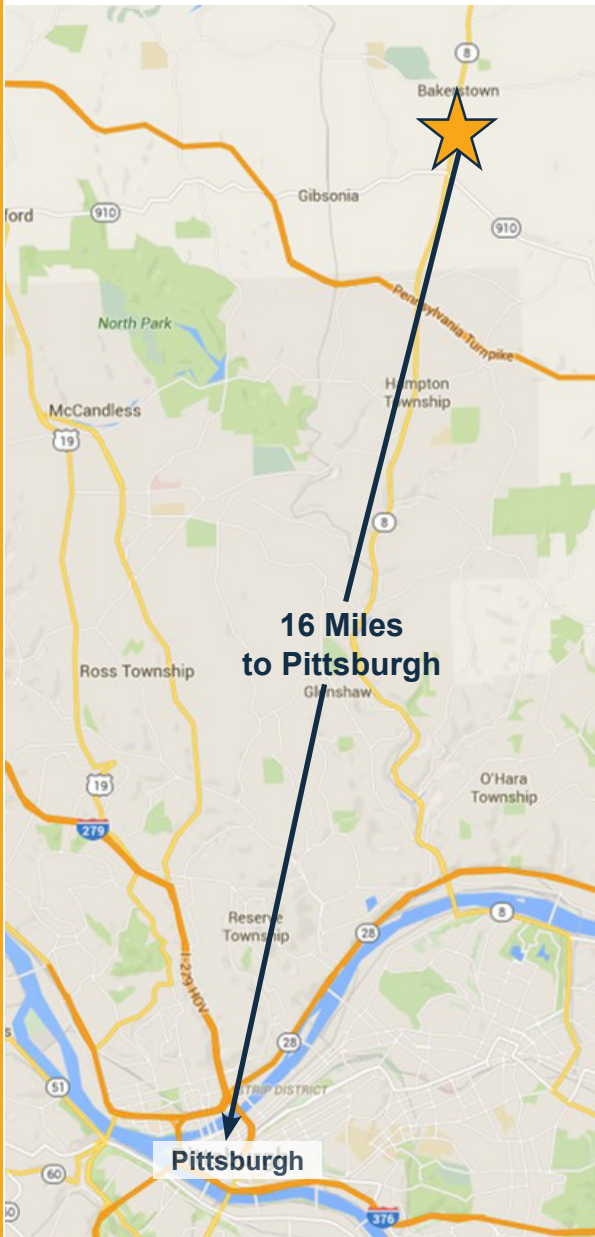
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Richland Township Demographics

	Total
Population	11,100
Average Household Income	\$106,771
Households	4,219
Housing Units	4,434



Ownership has provided the property information to the best of its knowledge, but Century Realty does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction.

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