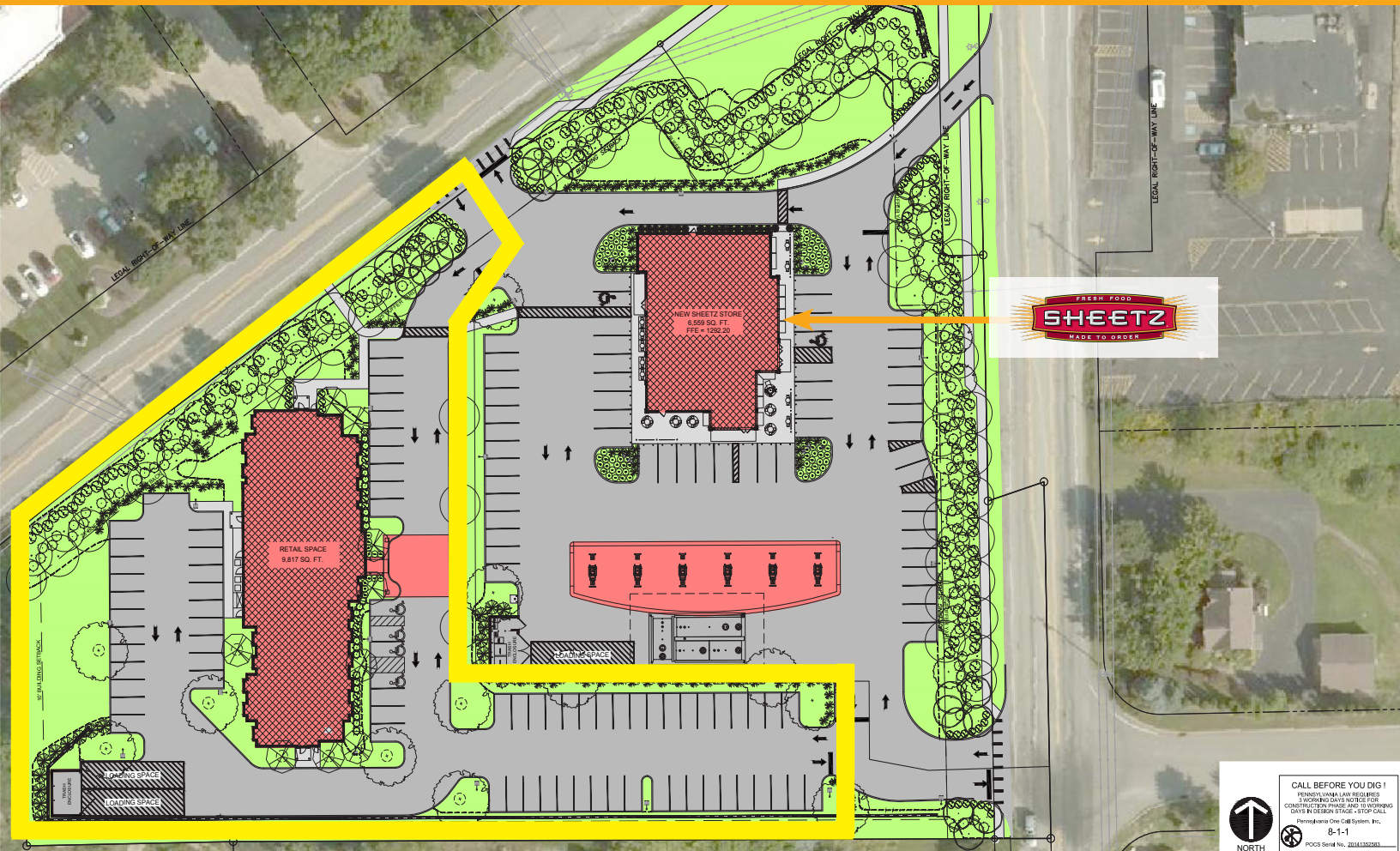


**AVAILABLE FOR LEASE OR SALE
BUILD-TO-SUIT OR GROUND LEASE
Wexford Bayne Road & Nicholson Road
Sewickley, PA 15143**



Pittsburgh/North Hills/Wexford Submarket

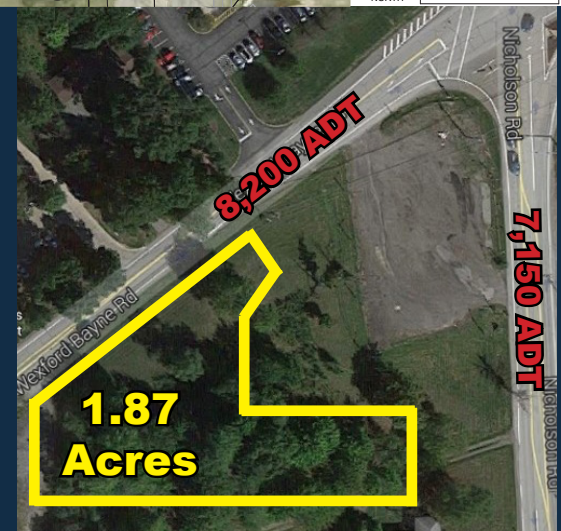


Available Options

- Build-to-Suit or Ground Lease | Retail or Office Development opportunity

Site Features

- New construction with excellent visibility
- 0.2 miles from Interstate 79 (Wexford Exit 73)
- Adjacent to a new Sheetz (opened January 2017)
- Lack of retail vacancy in the Wexford submarket
- Located nearby high-end office users and class "A" office buildings



For More Information, Please Contact:

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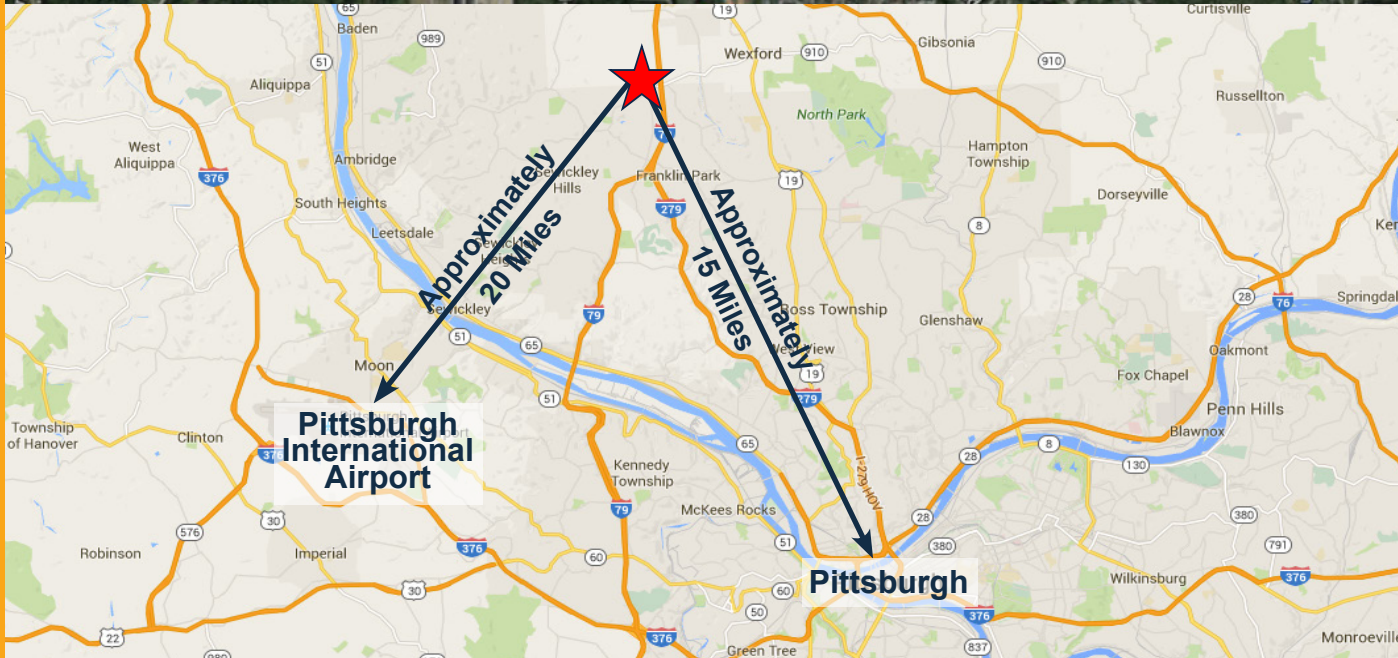
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Demographics

	1 Mile	3 Miles	5 Miles
Population	2,711	24,668	61,156
Total Households	995	9,106	23,183
Median Household Income	\$120,423	\$119,350	\$104,751



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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