

PROPOSED DEVELOPMENT // GIBSONIA, PA

5564 William Flynn Highway, Gibsonia, PA



2.5 AC AVAILABLE FOR SALE OR LEASE

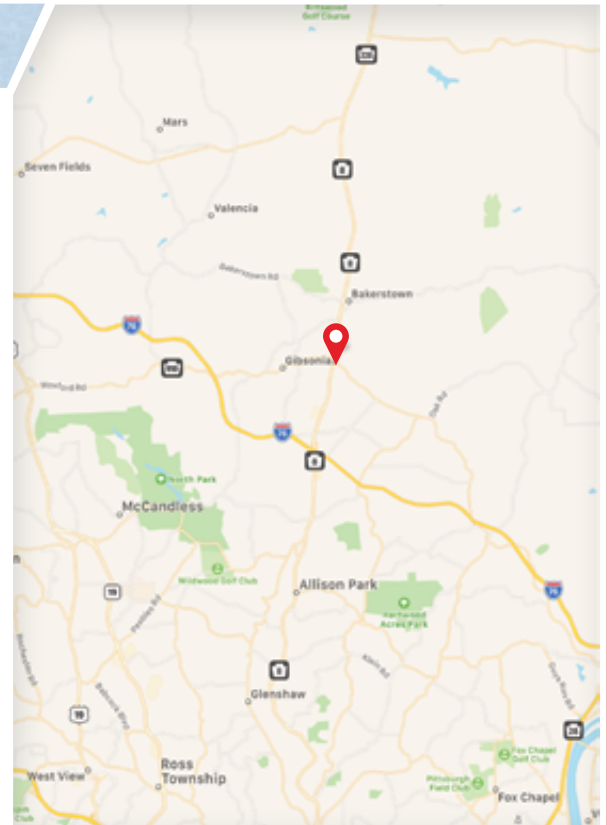
- Located along William Flynn Highway (PA-8) in Gibsonia, PA; adjacent to Route 910 and 3.5 miles north of the PA Turnpike (I-76) and 16 miles north of downtown Pittsburgh.
- Site features excellent visibility and direct access along William Flynn Highway.
- Adjacent tenants include US Post Office, Goodwill and Sunoco Gas Station. Nearby shopping centers include North Towne Square (Dunham's Sports, Petco, Wine & Spirits and Giant Eagle) and Grandview Crossing (Target, Lowes, Gamestop, Famous Footwear and Sport Clips).

TRAFFIC COUNTS

William Flynn Highway (PA-8) - 14,000 ADT

Gibsonia Road - 8,000 ADT

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	24,186	51,536	258,241
Households	9,606	20,607	108,278
Median HH Income	\$94,733	\$94,979	\$89,748
Active Businesses	897	1,679	12,205



Leased by ECHO Retail
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