

# For SALE - DEVELOPMENT SITE

## Interstate 279 at Camp Horne Rd. (Exit 8), Pittsburgh



- ± 2.66 Acre Development Site
- Zoned “OC” Office / Commercial  
Ohio Township, Allegheny County
- Outstanding Visibility from I-279
- Existing Curb-Cut at Lowries Run Rd.
- Concept Plan: ± 20,000 SF on 2 Floors
- 15 Minutes from Downtown Pittsburgh  
& Cranberry Township
- Offered at ~~\$495,000~~ \$450,000



**POINT BRIDGE**  
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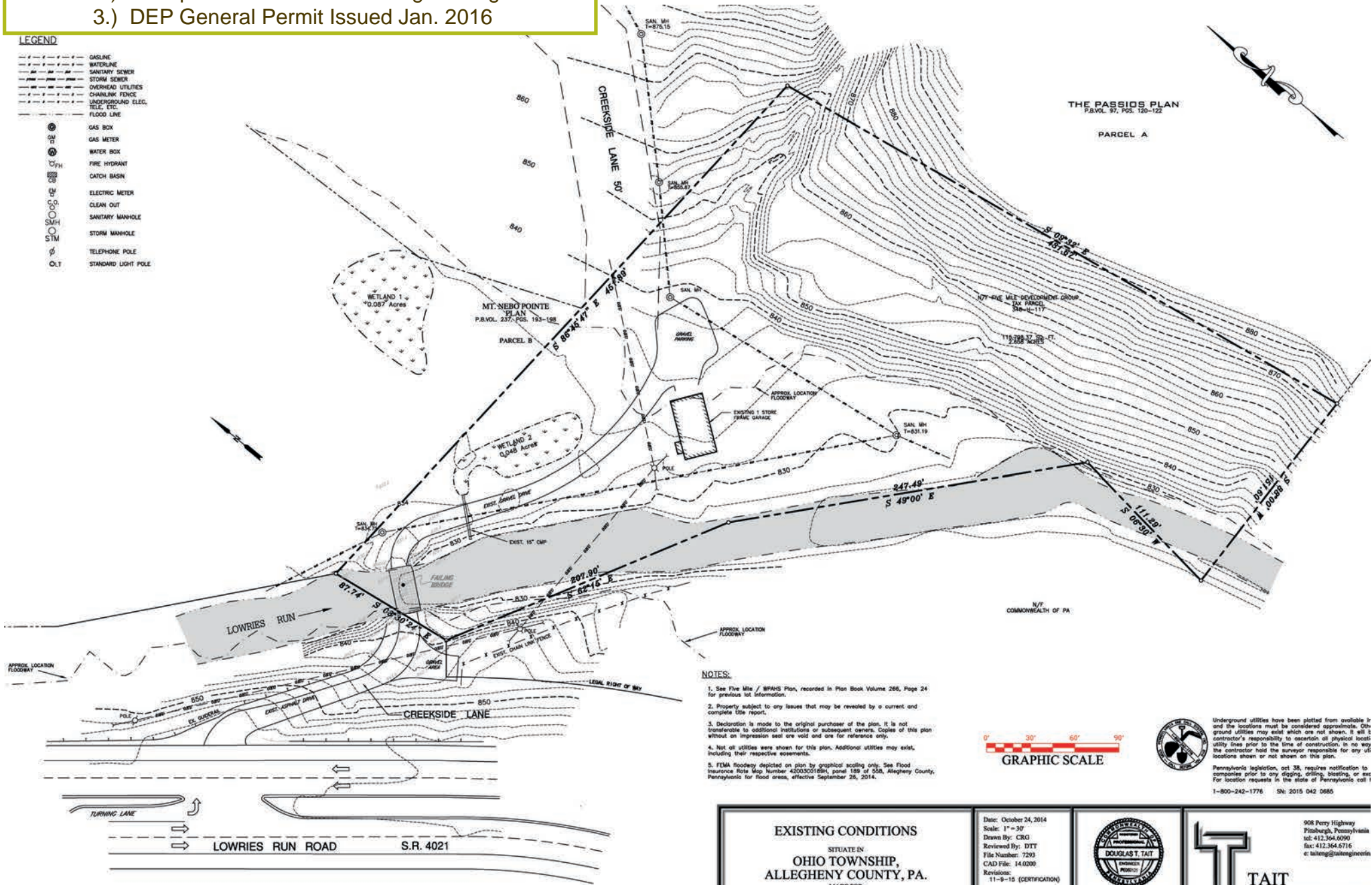
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# Creekside Lane Bridge Replacement:

- 1.) Structural Steel On-site
- 2.) Stamped Civil & Structural Engineering Plans
- 3.) DEP General Permit Issued Jan. 2016

## LEGEND

	GASLINE
	WATERLINE
	SANITARY SEWER
	STORM SEWER
	OVERHEAD UTILITIES
	CHAINLINK FENCE
	UNDERGROUND ELEC. TELE. ETC.
	FLOOD LINE
	GAS BOX
	GAS METER
	WATER BOX
	FIRE HYDRANT
	CATCH BASIN
	ELECTRIC METER
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	TELEPHONE POLE
	STANDARD LIGHT POLE



### NOTES:

1. See Five Mile / BRANK Plan, recorded in Plan Book Volume 286, Page 24 for previous lot information.
2. Property subject to any issues that may be revealed by a current and complete title report.
3. Declaration is made to the original purchaser of the plan. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an Ingression seal are void and are for reference only.
4. Not all utilities were shown for this plan. Additional utilities may exist, including their respective easements.
5. FEMA floodway depicted on plan by graphical scaling only. See Flood Insurance Rate Map Number 4502020580A, panel 189 of 85A, Allegheny County, Pennsylvania for flood area, effective September 25, 2014.



Underground utilities have been plotted from available records and the locations must be considered approximate. Other ground utilities may exist which are not shown. It will be contractor's responsibility to ascertain all physical utility lines prior to the time of construction. In no way the contractor holds the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to companies prior to any digging, drilling, blasting, or use. For location requests in the state of Pennsylvania call 1-800-242-1776 SN: 2015 042 0685

EXISTING CONDITIONS

SITUATE IN  
OHIO TOWNSHIP,  
ALLEGHENY COUNTY, PA.  
MADE FOR  
FIVE MILE DEVELOPMENT GROUP

Date: October 24, 2014  
Scale: 1" = 30'  
Drawn By: CEG  
File Number: 7293  
CAD File: 14.0200  
Revisions:  
11-9-15 (CERTIFICATION)

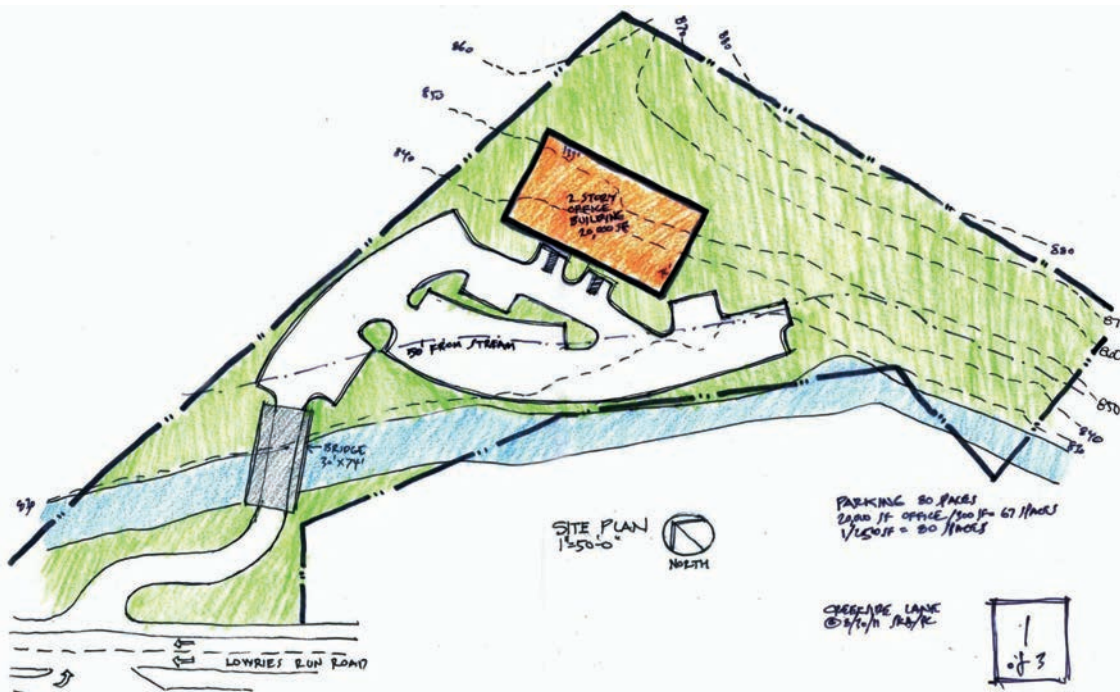


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# 1024 Creekside Lane ■ Pittsburgh (Ohio Twp.) 15237

Commercial ■ Retail ■ Office ■ Hotel



## Minutes from Retail Amenities:

Willow Restaurant - Giant Eagle  
Home Depot - PNC Bank - UPMC  
Sam's Club - Target - Dollar Tree

## High Traffic Counts:

± 25,276 AADT Lowries Run Rd.  
± 42,117 AADT Interstate 279

	<u>Population</u>	<u>Household Avg. Income</u>
1 Mile	1,303	\$89,720
3 Mile	57,973	\$76,436
5 Mile	160,077	\$76,640



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