

FOR SALE

Route 8 Land Sites

6076 & 6094 WILLIAM FLYNN HIGHWAY (ROUTE 8), GIBSONIA, PA 15044

RETAIL



PROPERTY INFO

- + Two land sites available for sale
 - Parcel A-3: 2 acres
 - Parcel A-4: 1.1143 acres
- + High traffic count: 16,994 cars per day
- + Zoned CC: Community Commercial in Richland Township, Allegheny County
- + Signalized access
- + Located in front of a Tractor Supply store.
- + Perfect for retail/restaurant/professional office space

2017 Estimated Demographics

	3 miles	5 miles	7 miles
Population	16,296	45,11	83,531
Households	6,413	17,320	32,455
Avg. Household Income	106,942	\$111,813	\$122,299
Daytime Population	15,041	37,402	69,839



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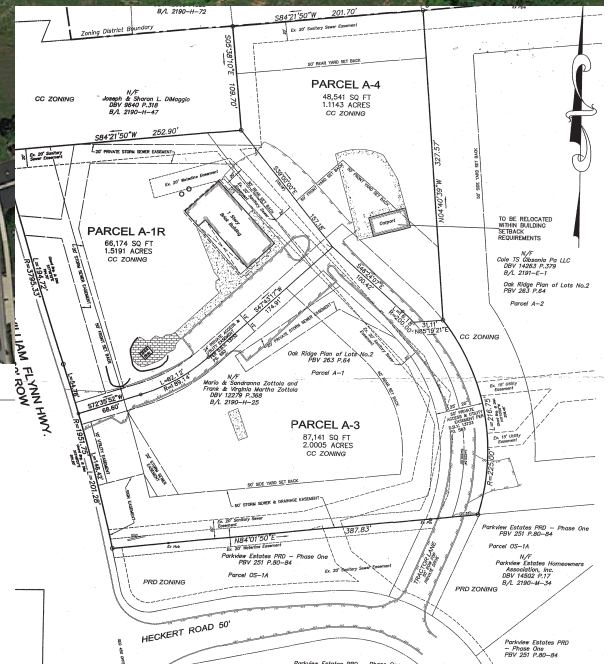
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CONTACT US

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