



INDUSTRIAL PROPERTY

79N INDUSTRIAL PARK

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208 OVERLOOK DRIVE, , SEWICKLEY, PA 15143

INDUSTRIAL PROPERTY



LOCATION DESCRIPTION

Key location located right off I-79 and route 65. Only 15 Minutes from the heart of Pittsburgh and 20 miles from Cranberry.

PROPERTY HIGHLIGHTS

- Zoned c-2 commercial
- Industrial district
- Dock High & Drive-In Docks Possible
- Abundant Parking
- Key location located off I-79 and Route 65

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	633	30,129	171,219
Total Population	1,451	76,488	410,900
Average HH Income	\$102,091	\$91,512	\$74,586

CLAYTON MORRIS

Vice President of Development and Leasing

412.374.1060

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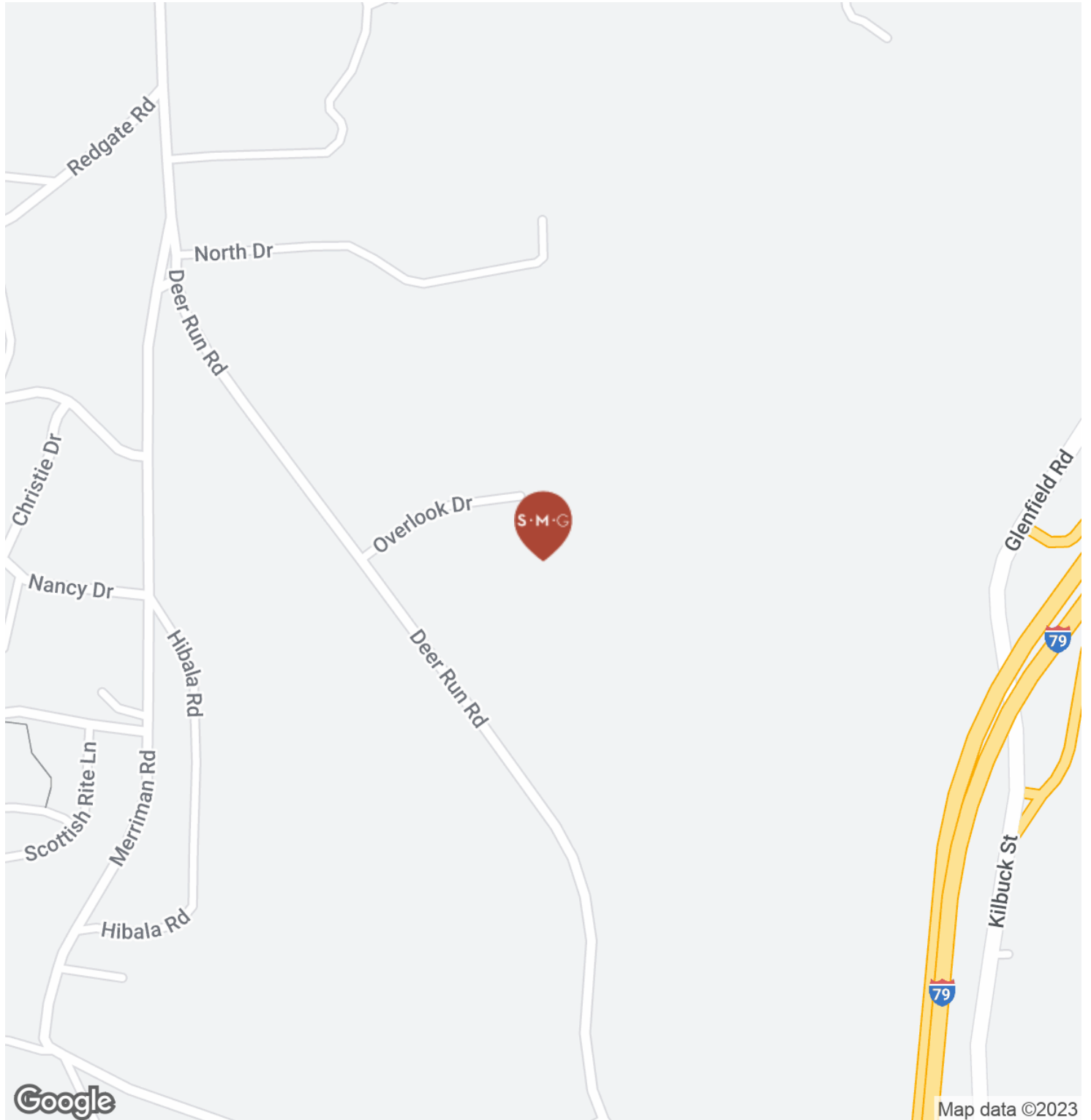
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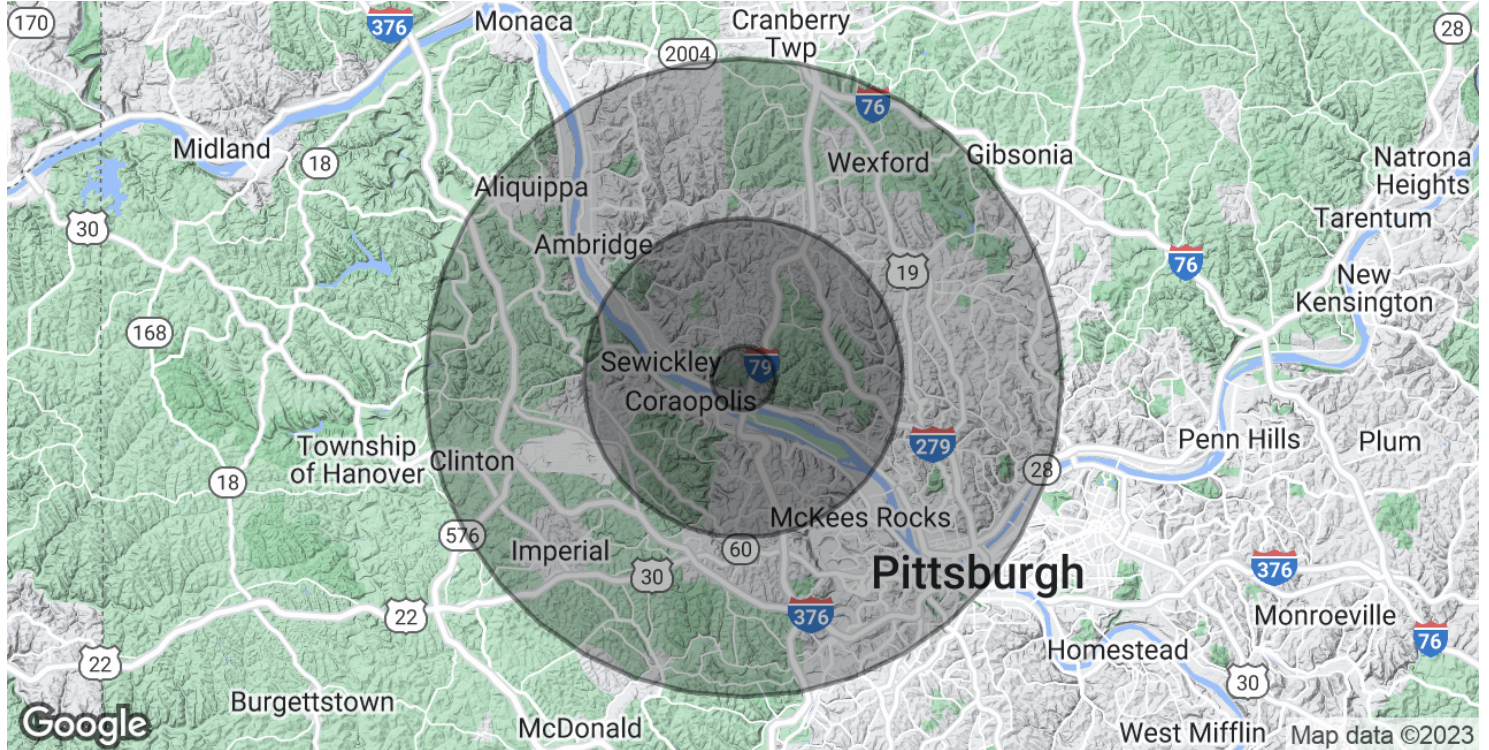
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SAMPSON·MORRIS GROUP

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,451	76,488	410,900
Average Age	51.3	41.9	41.5
Average Age (Male)	48.7	39.9	39.4
Average Age (Female)	52.6	43.8	43.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	633	30,129	171,219
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$102,091	\$91,512	\$74,586
Average House Value	\$485,322	\$247,716	\$183,102

* Demographic data derived from 2020 ACS - US Census

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