



SPECULATIVE FLEX DEVELOPMENT

MCMICHAEL BUSINESS PARK

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ROBINSON TOWNSHIP, PA 15205

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LOCATION DESCRIPTION

Well situated in the Parkway West suburb of Pittsburgh, approximately 10 minutes from the Pittsburgh International Airport.

PROPERTY HIGHLIGHTS

- Easily accessible to I-376
- Ample free parking - an increased parking ratio is possible for high-density tenants
- Signature setting with high visibility and easy accessibility to the Parkway West via the Settlers Cabin interchange
- Close proximity to hotels, shopping, and dining
- Campus setting
- 28' Clear Ceiling Height
- ESFR Sprinklers
- Ample Truck Count

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	966	3,868	12,098
Total Population	1,961	7,774	23,790
Average HH Income	\$103,780	\$101,814	\$92,476

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

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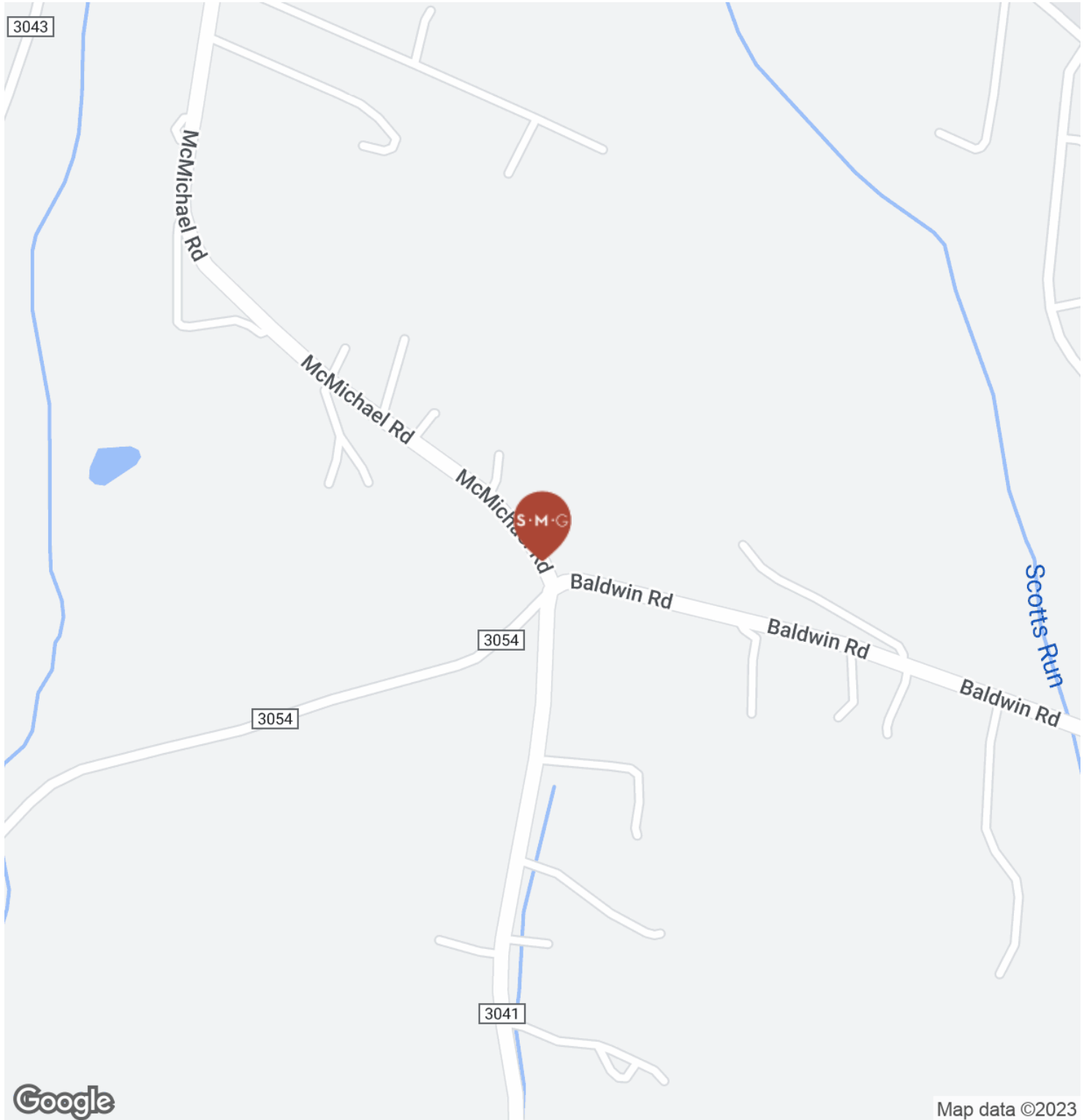
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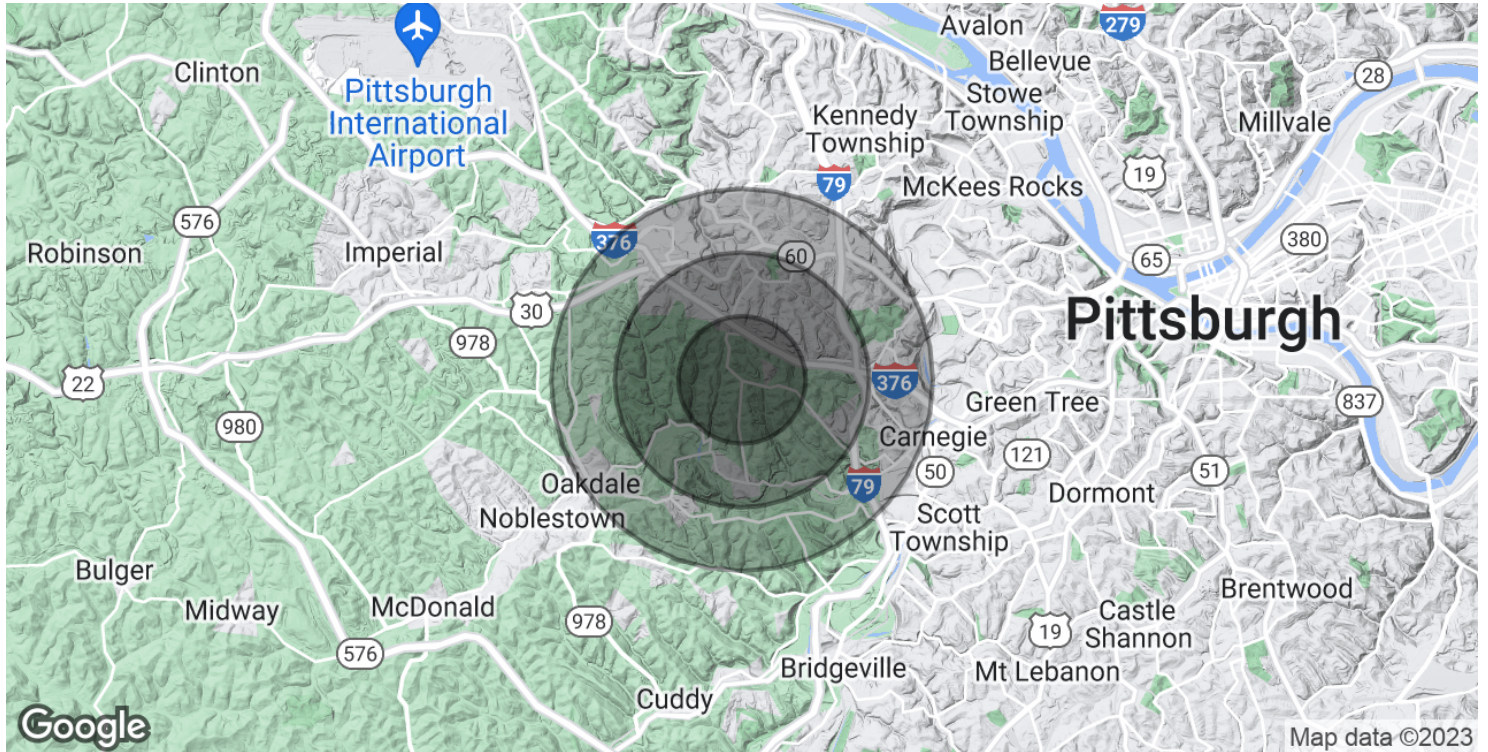
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,961	7,774	23,790
Average Age	49.1	45.7	43.8
Average Age (Male)	48.2	44.4	42.4
Average Age (Female)	51.1	47.1	44.5

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	966	3,868	12,098
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$103,780	\$101,814	\$92,476
Average House Value	\$273,450	\$262,410	\$216,826

* Demographic data derived from 2020 ACS - US Census

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