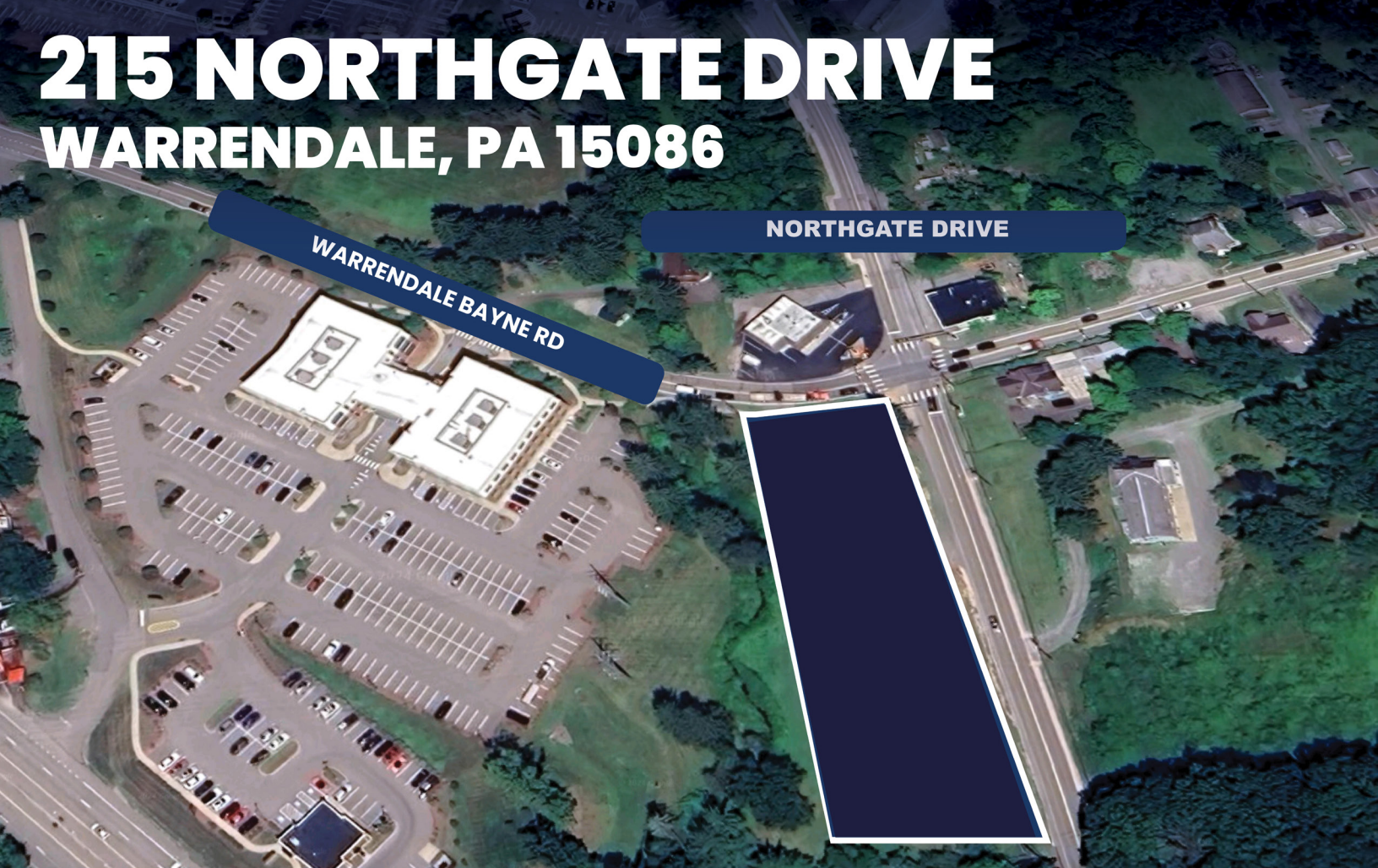


215 NORTHGATE DRIVE

WARRENDALE, PA 15086



ASKING PRICE: \$1,295,000

FOR SALE | 1.43 ACRES | LAND

Marketing Description:

- Approved for 6,000 SF restaurant with 83 parking spaces
- Town Center zoning - Marshall Township, adjacent to Pinewood Place, a new Class A office building located just off Route 19 at Northgate and the Red Belt
- Other potential uses include certain retail uses and professional office space. Wide variety of permitted and conditional uses under the TC zoning
- Located between the Wexford Flats and the center of Cranberry
- Possible parking space for additional capacity on adjacent property
- Abundant retail, office and industrial activity within just a few miles from this location

GREGG BROUJOS

Broker-of-Record

412.422.9900 Ext. 227

gbroujos@buncherrealty.com

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 LOWE'S
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 POPCORNOPOLIS
 NAPA
 BARNES & NOBLE

[illegible]





















Northgate Drive is envisioned by Marshall Township to become “Downtown Warrendale” with new sidewalks and business synergies