



215 Northgate Drive

Route 19 - Perry Highway

For Sale | 1.43 Acres | Land

215 NORTHGATE DRIVE
Warrendale, PA 15086

Asking Price:
\$1,295,000

Prime Lighted Corner Location

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Marketing Description

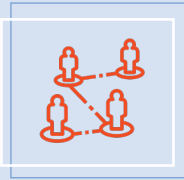
- 1.43 acres
- Approved for 6,000 SF restaurant with 83 parking spaces
- Town Center zoning - Marshall Township, adjacent to Pinewood Place, a new Class A office building located just off Route 19 at Northgate and the Red Belt.
- Other potential uses include certain retail uses and professional office 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 of this location

For more information or to Schedule a Tour:

[Gregg Broujos | gbroujos@buncherrealty.com](mailto:gbroujos@buncherrealty.com)

One Waterfront Place,
1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222
412.422.9900

Demographics 20 Minute Drive



Population:
213,914



Household Income:
\$139,959



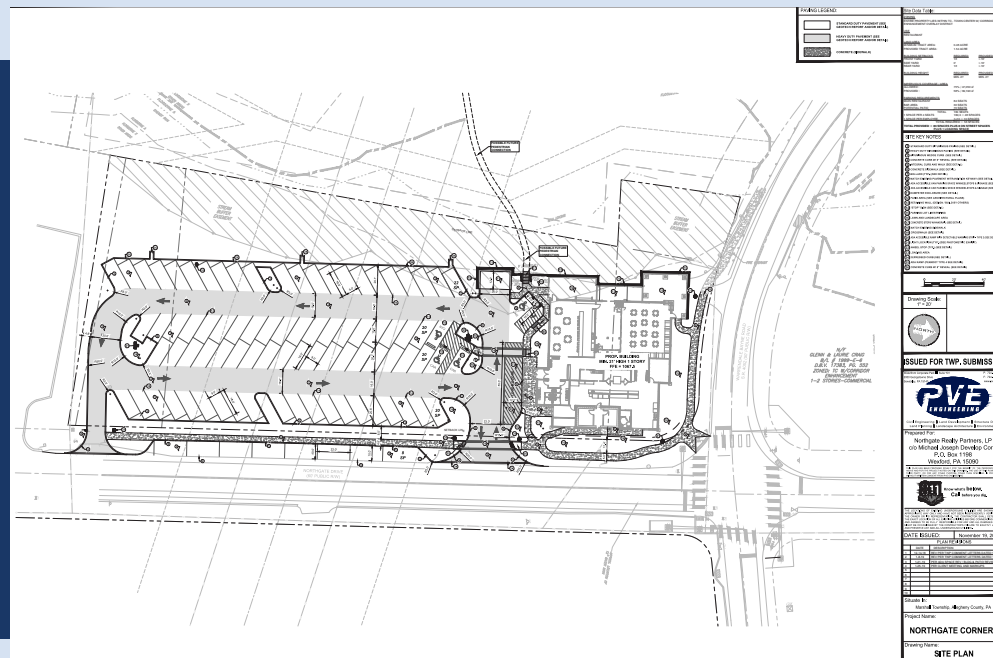
Total Businesses
3,316

Property Location



- Minutes to RIDC Thorn Hill industrial and business park, Copperleaf Corporate Center, Brooktree Office Park, Cranberry Mall, Cranberry Springs and more
- Northgate drive is envisioned by Marshall Township to become "downtown Warrendale" with new sidewalks and business synergies

Site Plan



Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice

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