



**FOR SALE**  
Prime Commercial Land

8350 University Boulevard  
Coraopolis, Pennsylvania 15108

20,252 VPD



# FOR SALE

2.06 Acre Commercial Property

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Coraopolis, Pennsylvania 15108



## HIGHLIGHTS

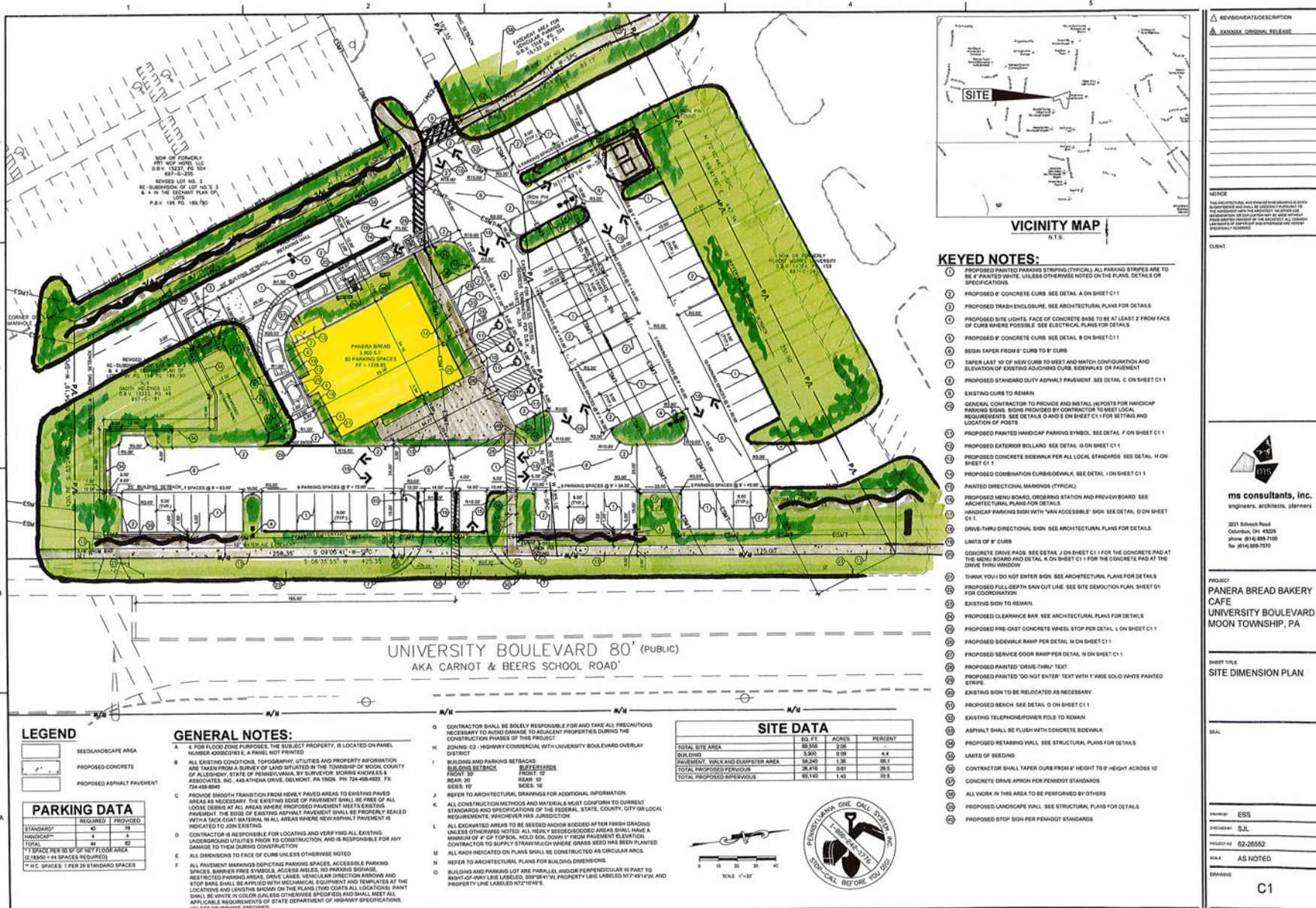
- ▶ 2.06 acres available in Moon Township
- ▶ Surrounded by a range of major retailers including: Walmart, Aldi, Giant Eagle, Chipotle, Starbucks, Dunkin and many more
- ▶ Situated five (5) miles from Pittsburgh International Airport
- ▶ Located in front of Robert Morris University, a private institution, with 2,782 undergraduate students, and across from Moon Area High School (1,204 students)
- ▶ [Zoned C-2 Highway Commercial](#)

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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	7,847	27,266	69,353	67,794
HOUSEHOLDS	2,897	10,882	29,329	28,754
MEDIAN AGE	32.1	37.8	40.1	39.8
AVERAGE HH INCOME	\$128,359	\$135,497	\$132,252	\$127,043
MEDIAN HH INCOME	\$89,144	\$96,573	\$94,122	\$92,090
BUSINESSES	512	1,197	2,876	3,208
EMPLOYEES	12,268	31,257	51,462	57,143
EDUCATION: BACHELORS +	57.3%	52.3%	46.6%	46.0%

## JIMMY DIFONZO

Sales Associate  
O: 216.342.2634  
C: 440.856.3900  
jdifonzo@anchorretail.com

## CHRISTOPHER MCFARLAND

Vice President  
O: 216.342.2578  
C: 216.338.3054  
cmcfarland@anchorretail.com

## SCOTT REID

ParaSell, Inc.  
O: 949.942.6585  
scott@parasellinc.com

\*Inquirers who reside in or own real estate in Pennsylvania,  
please contact ParaSell, Inc.

## CLEVELAND

24500 Chagrin Blvd., Suite 100 | Beachwood, Ohio 44122  
216.342.2523

## COLUMBUS

875 N High Street, Floor 3 | Columbus, Ohio 43215  
614.739.0189

[www.anchorretail.com](http://www.anchorretail.com)