

# 5100 , 5300 & 5600 CORPORATE DRIVE

McCandless Corporate Center | Office Park



**5600 Corporate Drive**

715-L-110 3.7 Usable Acres

**5100 Corporate Drive**

715-R-25 1.49 Acres

**5300 Corporate Drive**

715-L-248 2.26 Acres



**3.7, 2.26 & 1.49 ACRE PARCELS  
AVAILABLE FOR GROUND LEASE OR SALE**



**5100 Corporate Drive**  
**715-R-25 1.49 Acres**

**5300 Corporate Drive**  
**715-L-248 2.26 Acres**

**5600 Corporate Drive**  
**715-L-110 3.7 Usable Acres**

**KinderCare opened Spring 2022**

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# EXECUTIVE SUMMARY



**5600 Corporate Drive**  
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**5100 Corporate Drive**  
**715-R-25 1.49 Acres**

**KinderCare opened Spring 2022**

**5300 Corporate Drive**  
**715-L-248 2.26 Acres**

**MCKNIGHT ROAD**



# EXECUTIVE SUMMARY

## 5100 CORPORATE DRIVE

1.49 Acres

Parcel ID: 0715R00025

Zoned C6 Town of McCandless  
Preferred Uses: Restaurant, Multifamily, and Hospitality

## 5300 CORPORATE DRIVE

2.26 Acres

Parcel ID: 0715L002480

Zoned C6 Town of McCandless  
Preferred Uses: Restaurant, Multifamily, and Hospitality

## 5600 CORPORATE DRIVE

3.7 Usable Acres

Parcel ID: 0715L0011

Zoned C6 Town of McCandless  
Preferred Uses: Restaurant, Multifamily, and Hospitality

# Highlights



Over 10,833 daily employees & 826 companies within a one-mile radius.



Located centrally to Pittsburgh (less than 8 miles away) & Cranberry (less than 12 miles away), two of the main traffic points in Western PA.



McKnight Road is home to over 300 retailers with an AADT of over 55,000.



Consumer Spending within a 3 mile radius was more than \$858 million in 2020.

# MARKET OVERVIEW



# RETAIL MAP



# DEMOGRAPHS

DEMOGRAPHICS				
	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	7,592	60,157	135,650	537,902
MED HH INCOME	\$73,113	\$84,751	\$89,052	\$70,335
MED HOME VALUE	\$224,152	\$222,327	\$227,733	\$218,543
TOTAL HOUSEHOLDS	3,349	25,816	59,901	233,092



## Business

- 1,298 Businesses
- 13,315 Total Employees



## Employment

- 4.9% Unemployment Rate
- 75% White Collar



## Education

- 42% Bachelor's/Grad/Pro
- 28% Some College



## Population

- 40,655
- 43.5 Years Median Age



## Households

- 2.1 Average Household Size
- \$64,311 Median HH Income



## Income

- \$127,570 Median Net Worth
- \$38,478 Per Capita Income

# MCCANDLESS TOWNSHIP

McCandless Township is situated directly in the heart of the North Hills and is conveniently located only 20 minutes from downtown Pittsburgh. McCandless Township is quite a sizable community with a population close to 30,000 residents. It has quickly become one of the most dynamic submarkets in the Pittsburgh region and is home to the region's most popular shopping, dining, entertainment, medical and professional services. McKnight Road, also known as Bypass 19, is the main route that runs through McCandless Township. McCandless Township is bordered by Pine Township, Hampton Township, Ross Township, and Franklin Park.

There are quite a few of retail shoppes, restaurants, and businesses located along this stretch in McCandless. Health care is also conveniently located in McCandless Township as the UPMC Passavant Hospital is right on Babcock Boulevard.



## AWARD WINNING EDUCATION - NORTH ALLEGHENY SCHOOL DISTRICT

North Allegheny School District has a total population of around 45,000 residents located twelve miles north of Pittsburgh. North Allegheny serves the municipalities of Bradford Woods Borough, Franklin Park Borough, Marshall Township and the Town of McCandless and encompasses a total of 48 square miles. North Allegheny is the largest suburban school district in Allegheny County. The District is also one of the largest employers in the North Hills of Pittsburgh, employing over 1,000 people.

**#1**

**BEST PLACES TO TEACH  
IN PENNSYLVANIA**

**#3**

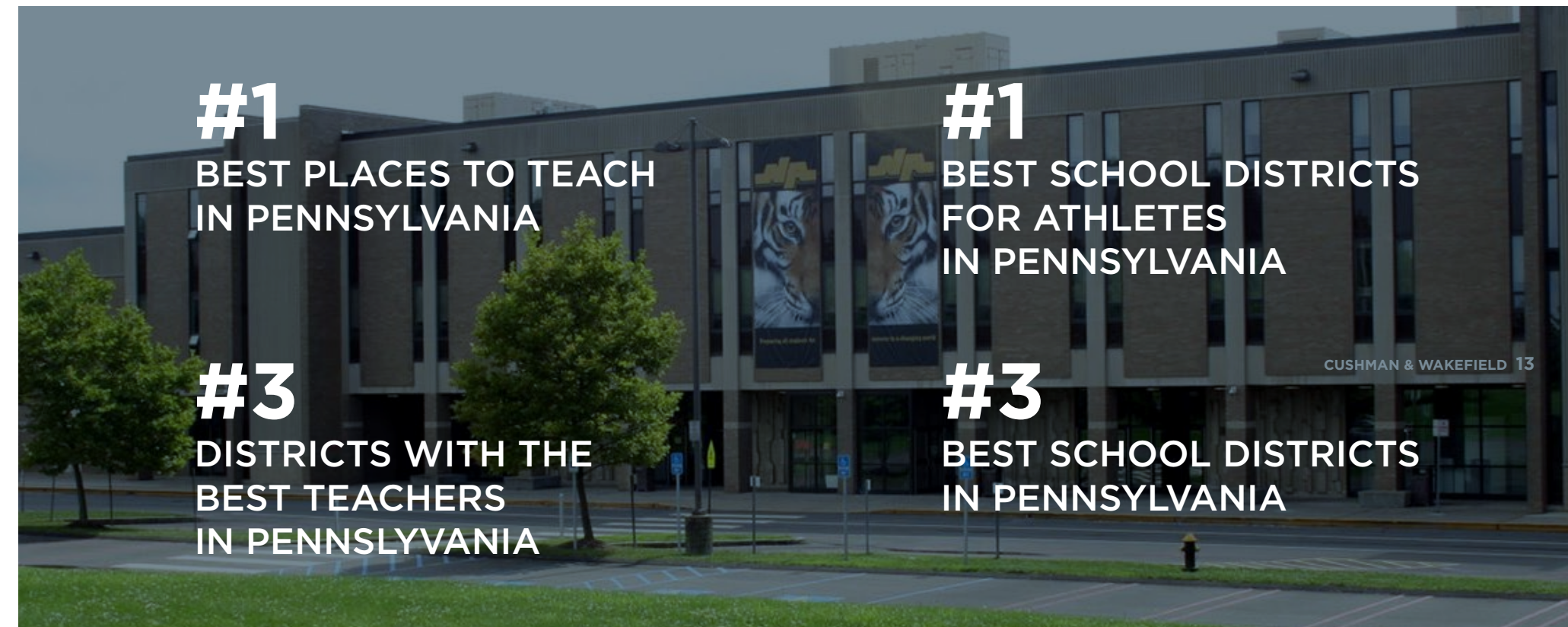
**DISTRICTS WITH THE  
BEST TEACHERS  
IN PENNSYLVANIA**

**#1**

**BEST SCHOOL DISTRICTS  
FOR ATHLETES  
IN PENNSYLVANIA**

**#3**

**BEST SCHOOL DISTRICTS  
IN PENNSYLVANIA**



# NORTH HILLS - Premier Shopping, Dining & Entertainment

The parcels are along McKnight road and seconds away from the region's most sought-after retail—Ross Park Mall and the Block at Northway. Given the proximity to McKnight Road and McCandless, the parcels are a major opportunity to develop and be in the company of some of the region's best access to shopping, dining, medical services while sitting ten minutes from Downtown Pittsburgh.



ROSS PARK MALL



MULTIPLE SHOPPING PLAZA OPTIONS



THE BLOCK AT NORTHWAY



With an alluring range of high-end and affordable retailers, **ROSS PARK MALL** offers a shopping experience unlike any other in the region. Conveniently located less than 10 miles north of Downtown Pittsburgh with ample tour bus parking, Ross Park Mall is the ideal destination for a retail retreat. This dynamic destination offers over 150 retailers including Nordstrom, Macy's, Burberry, California Pizza Kitchen, The Cheesecake Factory, Coach, Janie and Jack, Kate Spade, Lacoste, L.L. Bean, Louis Vuitton, Lucky Brand, Michael Kors, Pottery Barn, LEGO, Tiffany & Co., and Crate & Barrel.



# PARCEL DETAILS



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MCKNIGHT ROAD

# PARCEL DETAILS

## FORMER TGI FRIDAY'S SITE



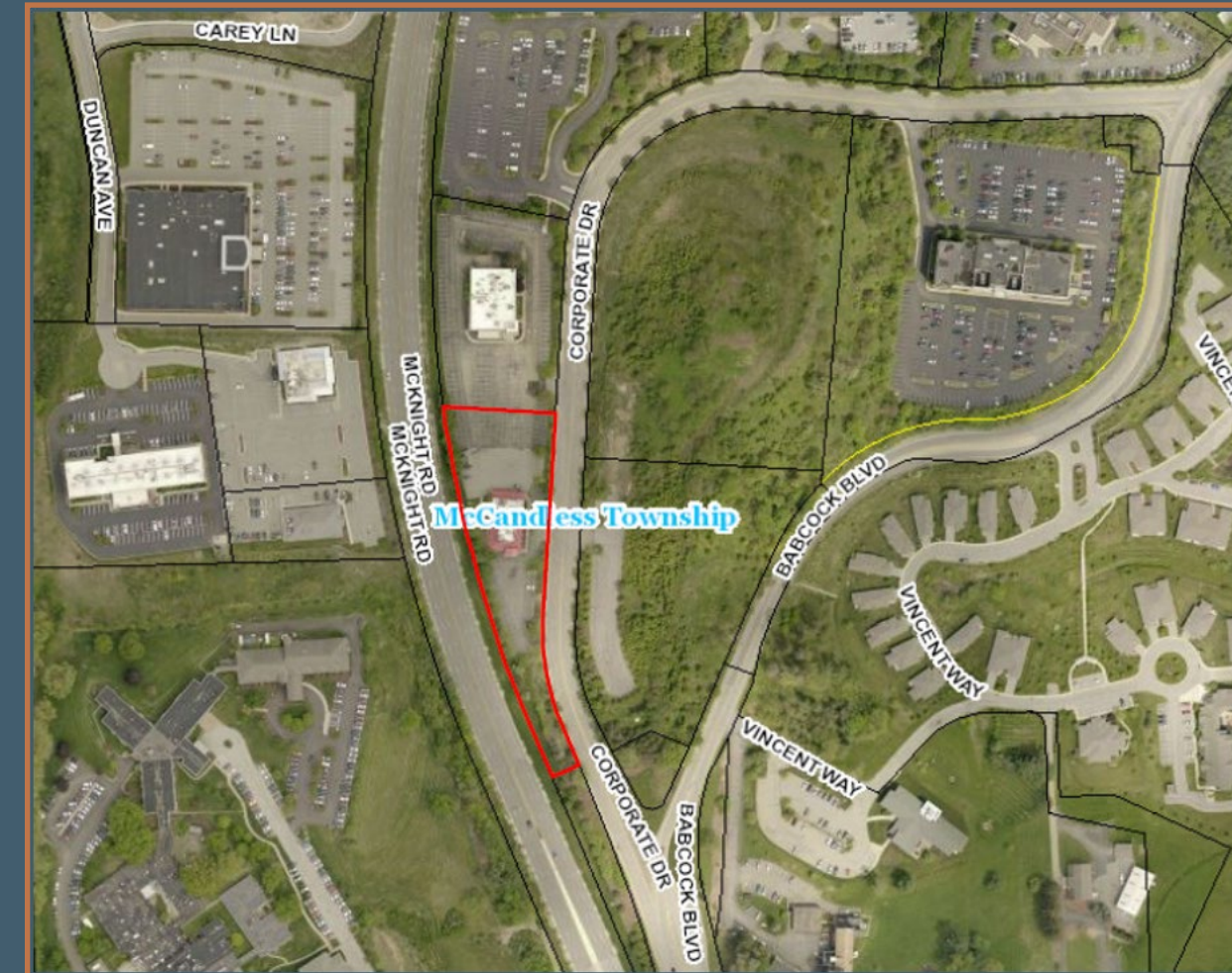
### 5300 CORPORATE DRIVE

2.26 Acres

Parcel ID: 0715L002480

Zoned C6 Town of McCandless  
Preferred Uses: Restaurant, Multifamily, and Hospitality

## FORMER EMPIRE PALACE SITE



### 5100 CORPORATE DRIVE

1.49 Acres

Parcel ID: 0715R00025

Zoned C6 Town of McCandless  
Preferred Uses: Restaurant, Multifamily, and Hospitality

# PARCEL DETAILS

## PARCEL C



### 5600 CORPORATE DRIVE

3.7 Usable Acres

Parcel ID: 0715L0011

Zoned C6 Town of McCandless  
Preferred Uses: Restaurant, Multifamily, and  
Hospitality





# 1.49, 2.26, & 3.7 ACRES

5100, 5300, & 5600 CORPORATE DRIVE, PITTSBURGH, PA 15237

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