



**A2Z**  
REAL ESTATE

***For Lease***

***Ground Lease or Build to Suit***

**6496 Route 30, Jeannette, PA 15644**

**JOE ANTHONY, ESQ.**

Co-Founder & CEO

C: 814-242-7969

**STEVE ZAMIAS JR.**

Co-Founder & CFO

C: 814-525-2057

## VACANT LOT

**6496 Route 30,  
Jeannette, PA 15644**

Ground Lease or Build  
to Suit

0.844 acres

Up to 5,000 sf building

Frontage 190 ft

Commercial Zoning

27,915 CPD

Adjacent to  
MedExpress, Advance  
Auto, Auto Zone,  
Sunoco, Dunkin  
Donuts

Middle turning lane

1 mile from 66  
Turnpike and 3 miles  
from 76 Turnpike



# STREET VIEW PHOTOS



# STREET VIEW PHOTOS



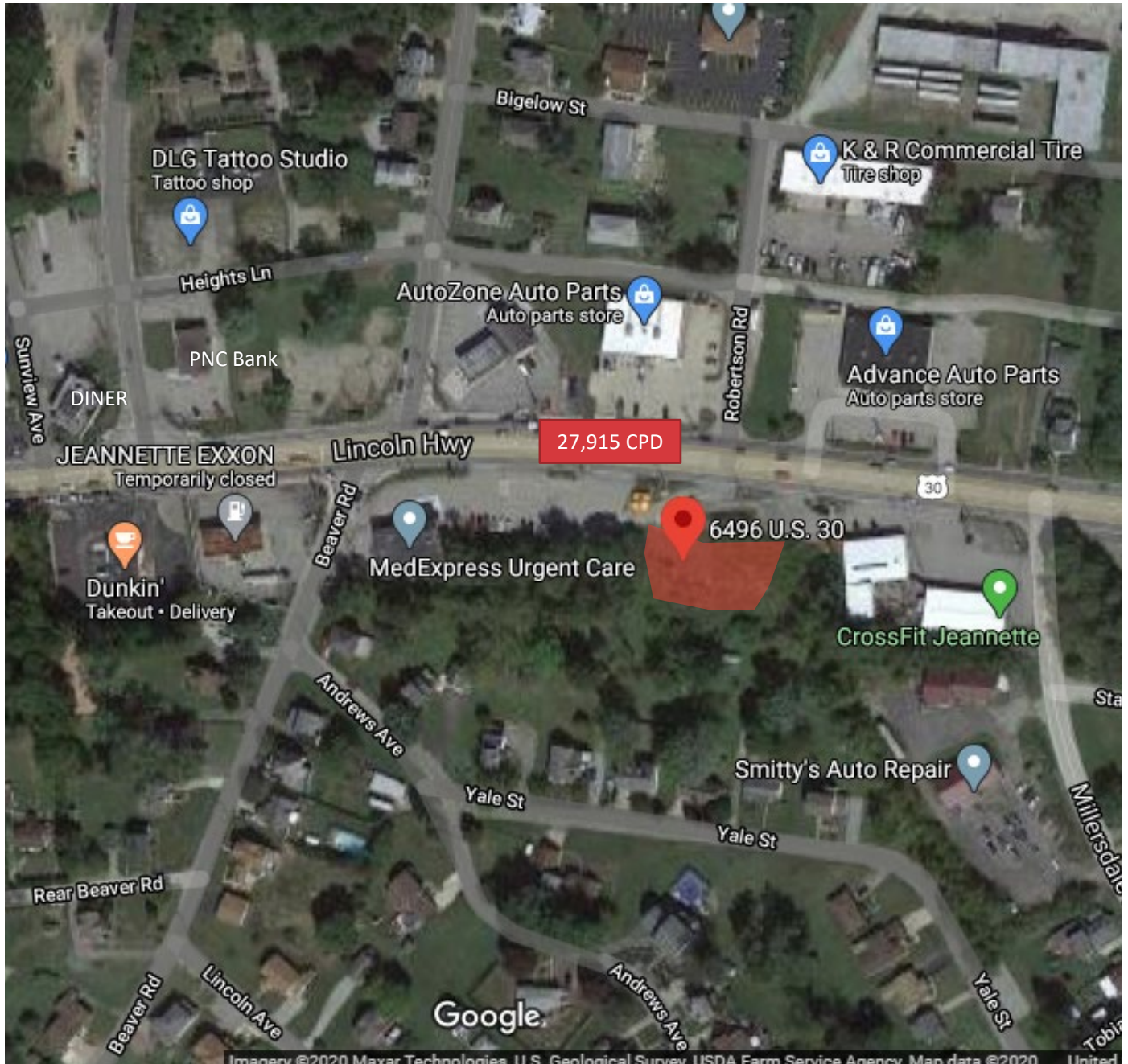
# STREET VIEW PHOTOS



# LAND PHOTOS

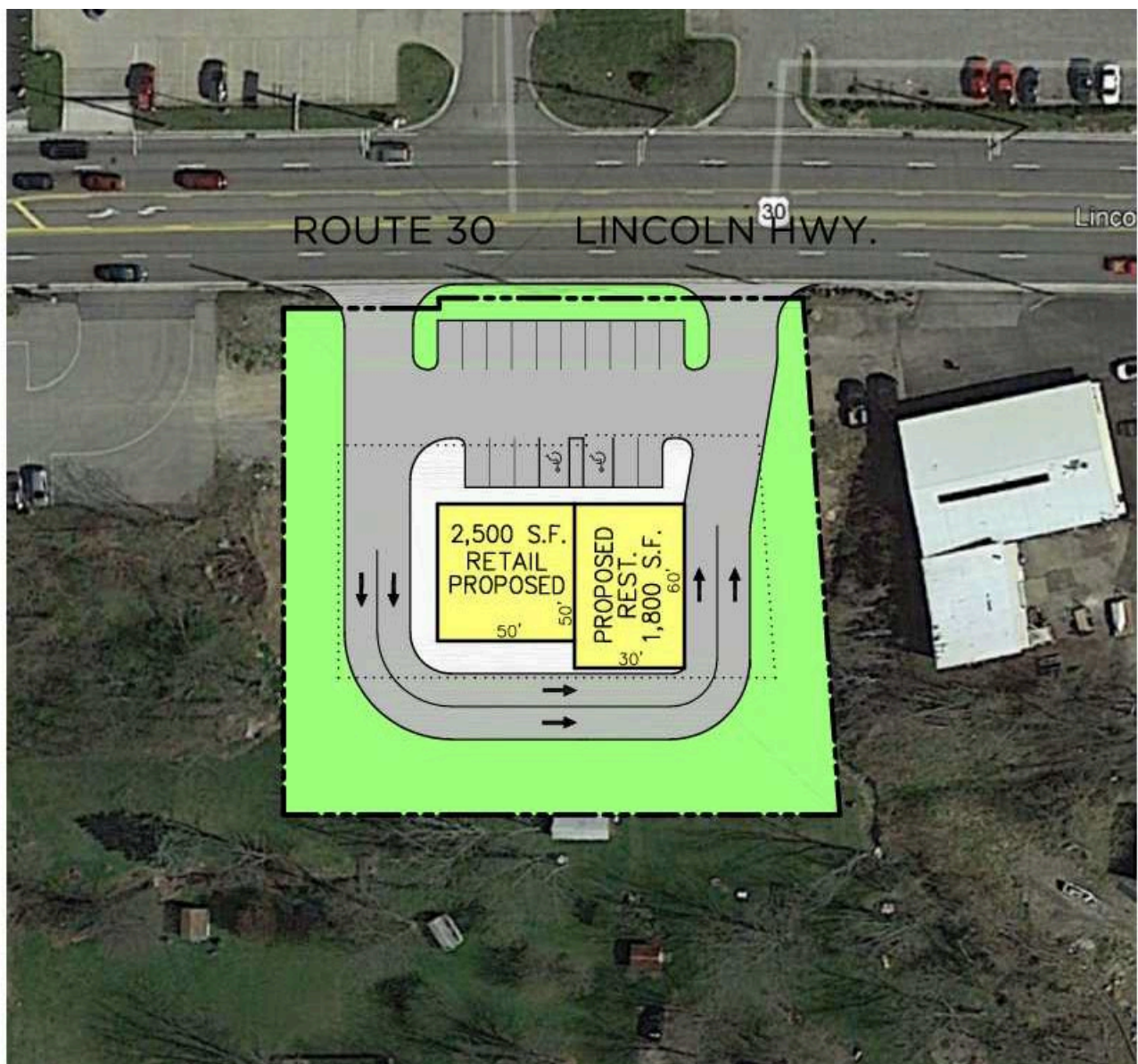


# LOCATION & TRAFFIC



# PROPOSED PLAN # 1

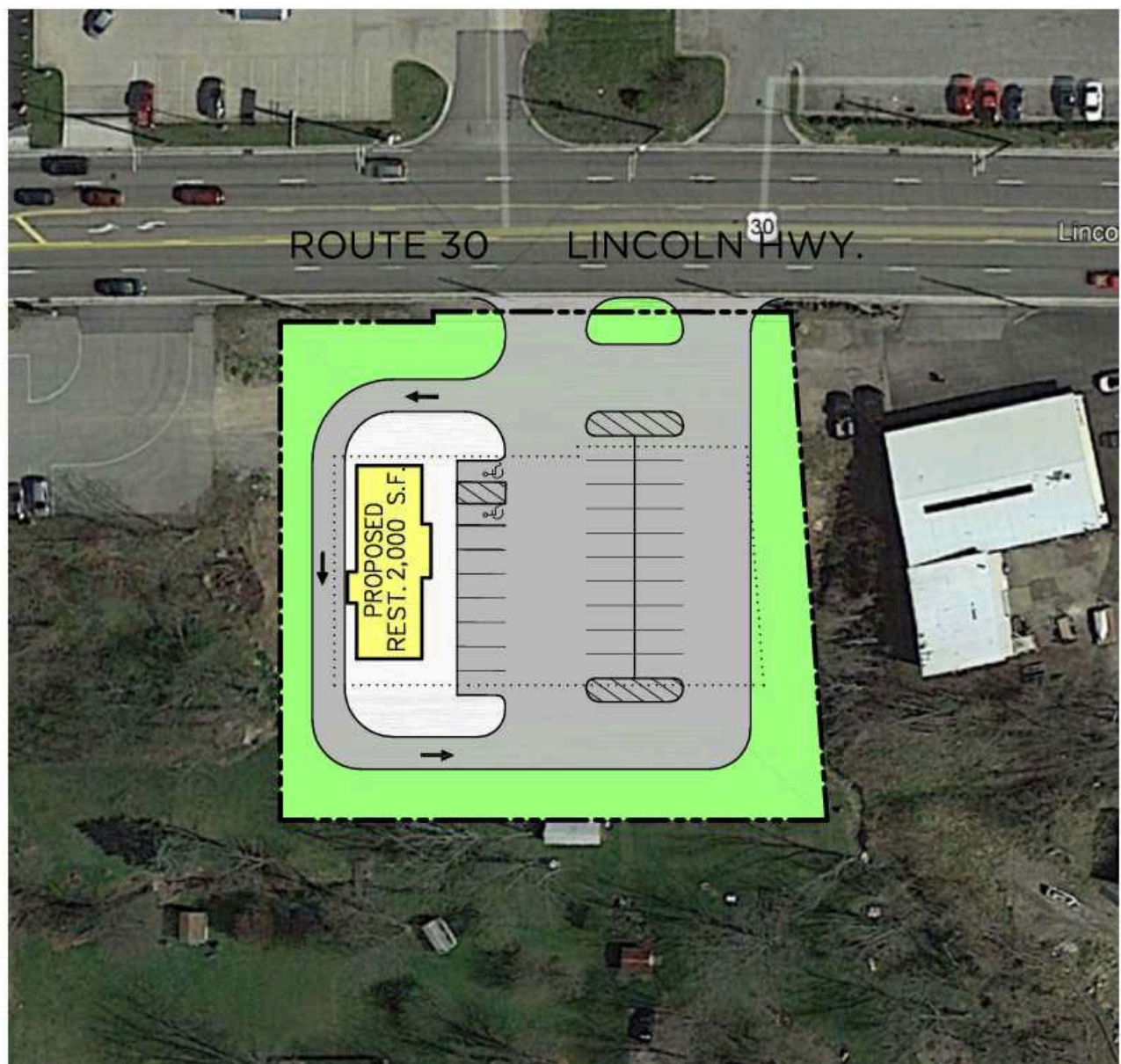
- Service Retail and QSR with Drive-Thru





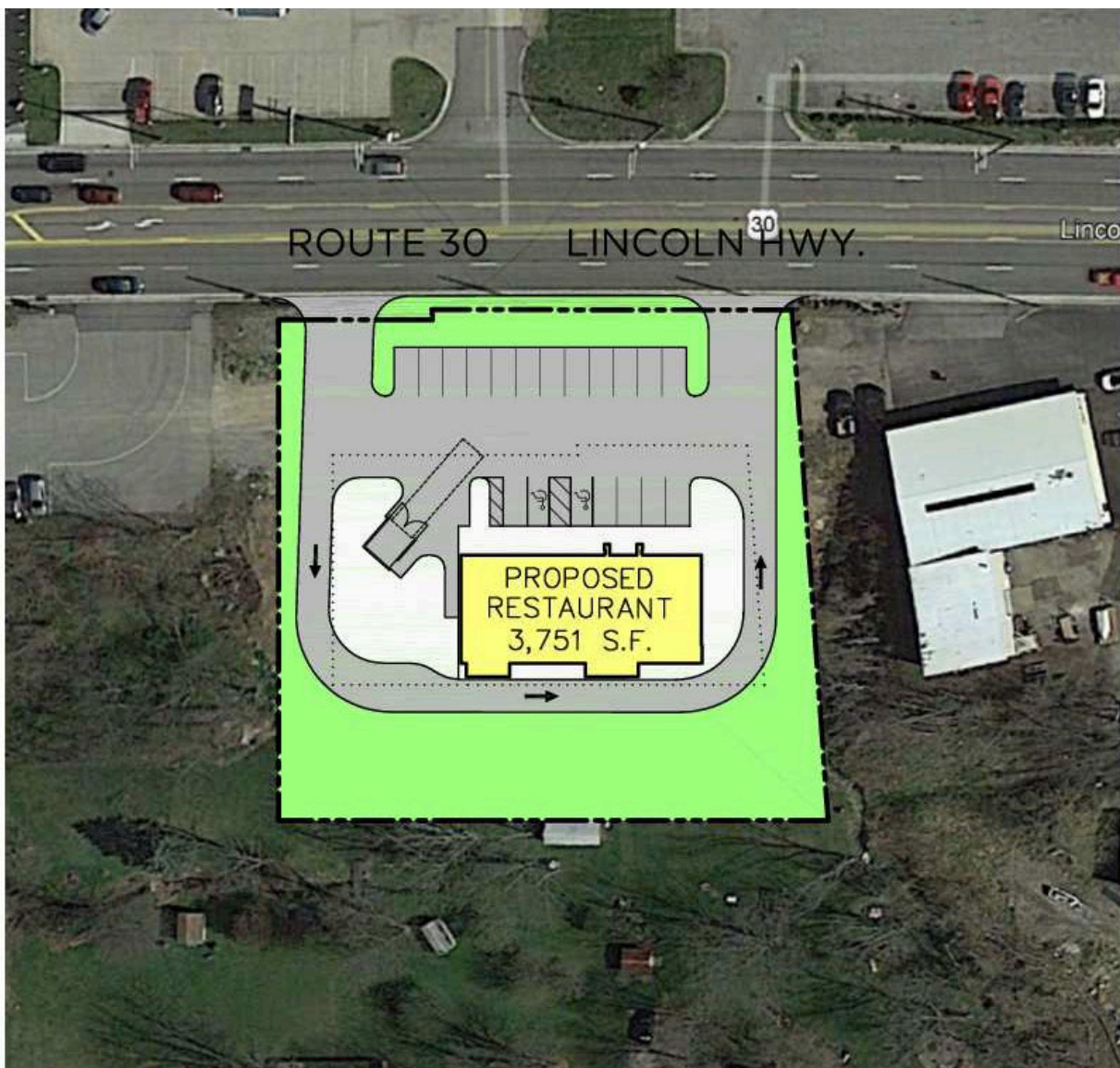
# PROPOSED PLAN # 2

- QSR or Fast Casual Restaurant



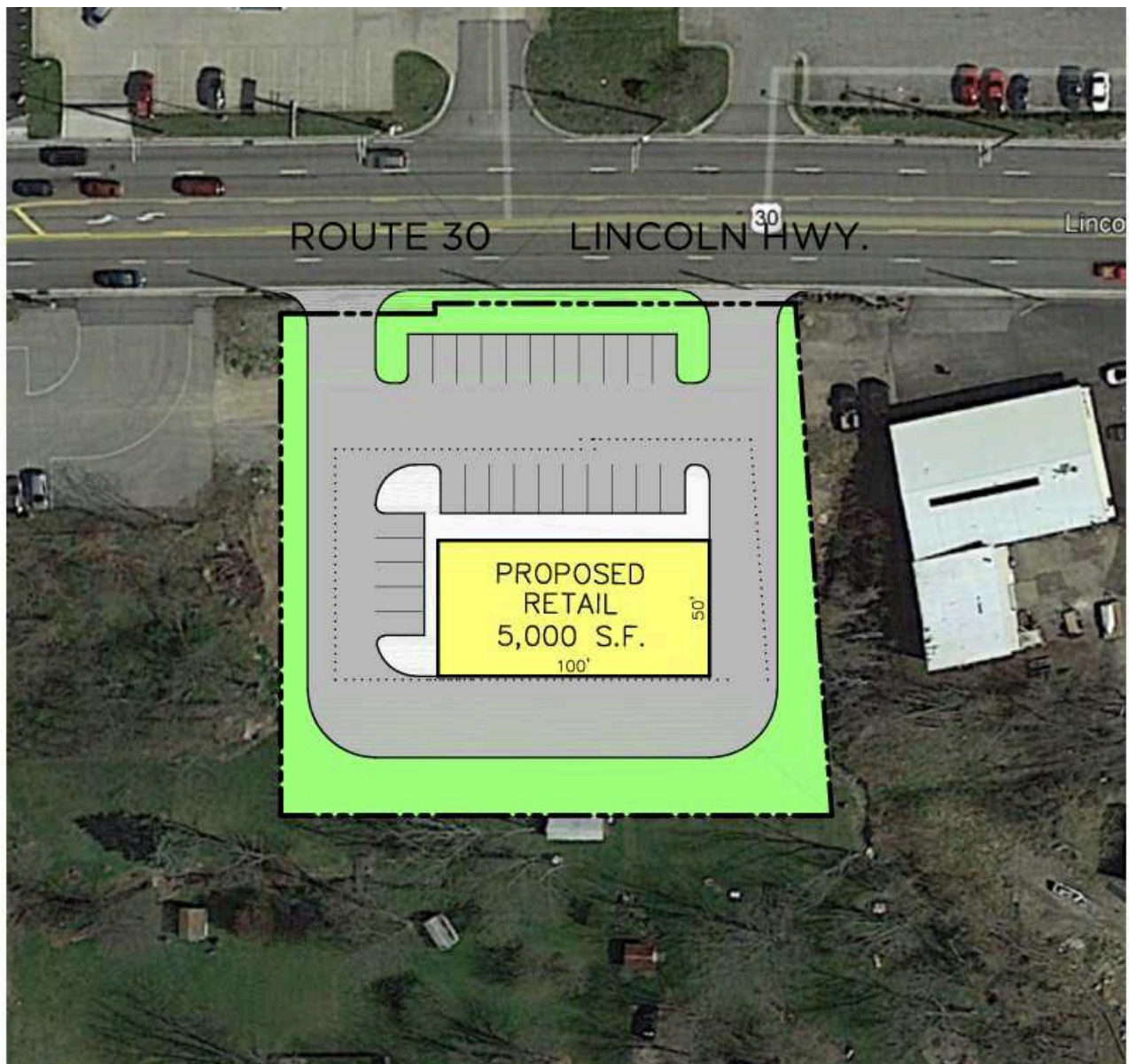
# PROPOSED PLAN # 3

- Proposed Fast Casual Restaurant with potential outdoor seating

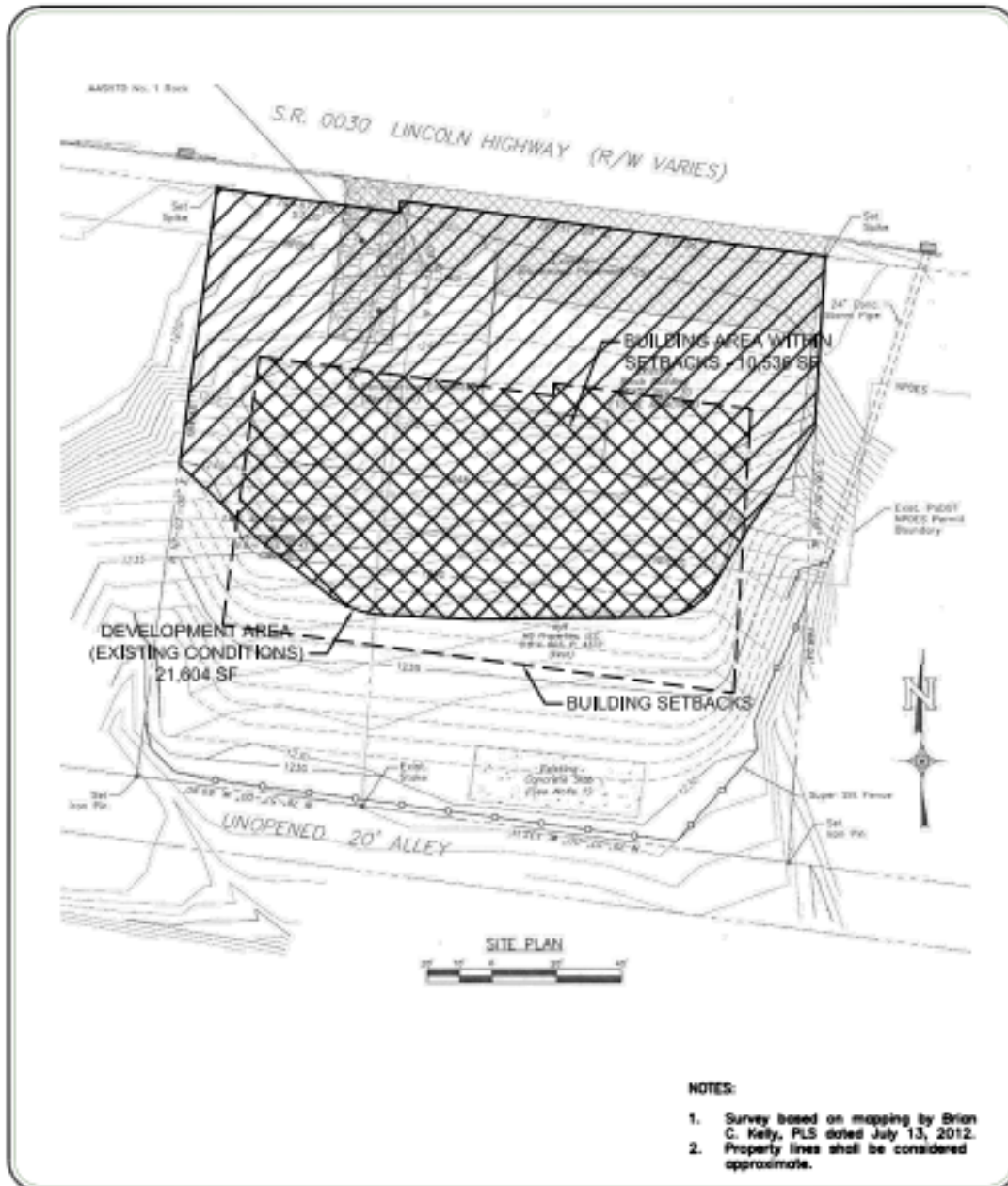


# PROPOSED PLAN # 4

- Retail

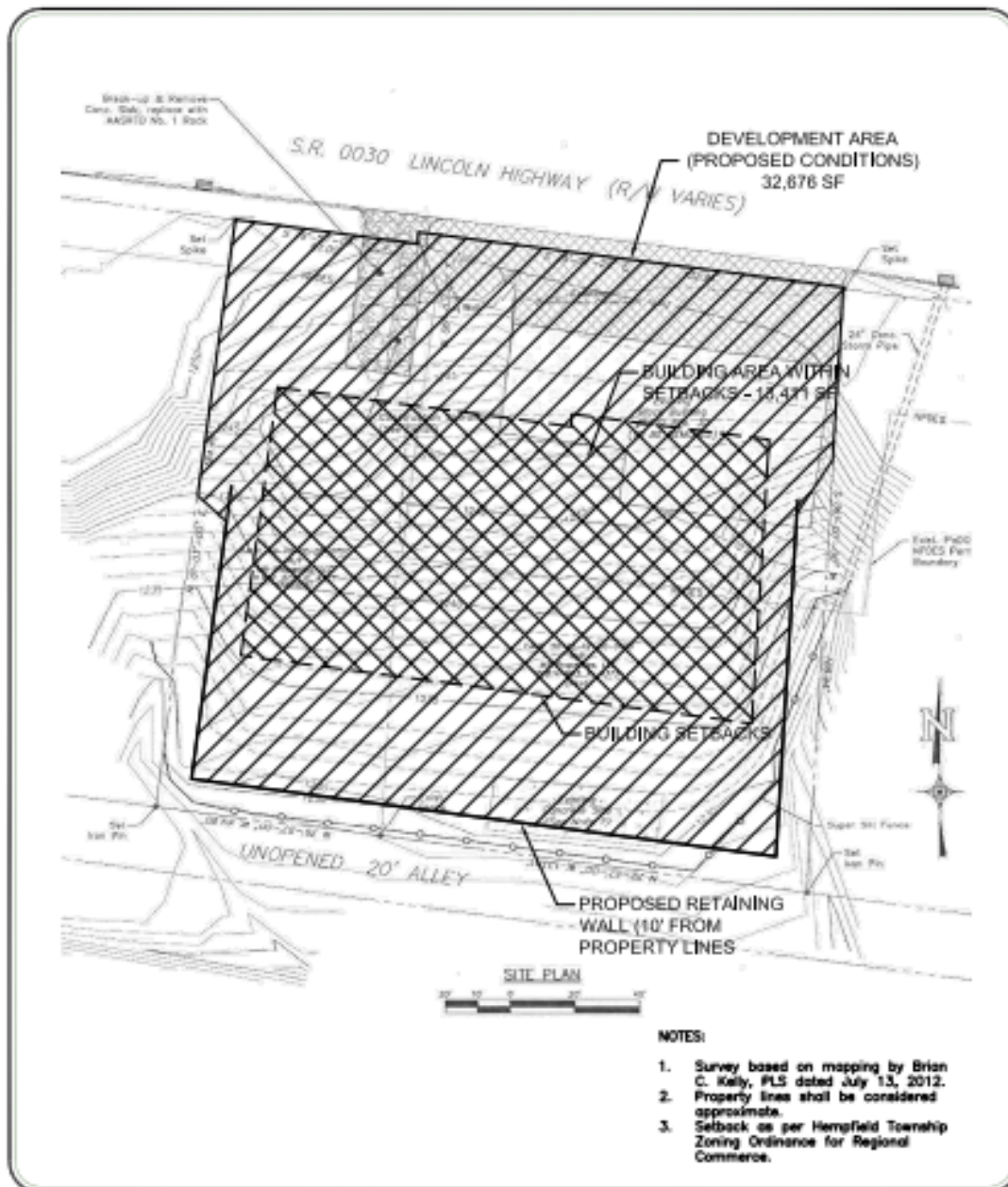


# SITE PLAN



<p><b>EXISTING BUILDING AREA</b></p>	<p><b>AREA SURVEY</b></p> <p>M5 Properties 122 Millard Lane Duncansville, Pennsylvania 16829 Hempfield Township, Westmoreland County</p>	<p><b>AEG</b> APPALACHIAN ENGINEERING GROUP</p> <p>213 Dale Street, Suite 1 P.O. Box 162 Meyersdale, Pennsylvania 15552 (phone) 614-634-7182 jens@appalachianec.com</p>
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# SITE PLAN



- NOTES:**
1. Survey based on mapping by Brian C. Kelly, PLS dated July 13, 2012.
  2. Property lines shall be considered approximate.
  3. Setback as per Hempfield Township Zoning Ordinance for Regional Commerce.

**PROPOSED BUILDING AREA**

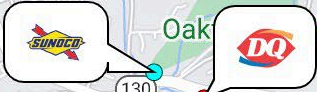
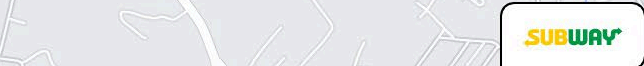
**AREA SURVEY**

M5 Properties  
 122 Millard Lane  
 Duquesne, Pennsylvania 15005  
 Hempfield Township, Westmoreland County

**AEG**  
 APPALACHIAN  
 ENGINEERING GROUP

213 Dale Street, Suite 1  
 P.O. Box 162  
 Meyersdale, Pennsylvania 15502  
 (phone) 610-634-7152  
 (email) kash@appalachianeng.com

**6496 US-30**  
**Jeannette, PA 15644**  
 June 2023



# DEMOGRAPHICS

		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	4,306	24,968	79,829	190,280
	2025 Projected Population	4,184	24,418	77,799	184,824
	2010 Census Population	4,644	26,717	83,990	198,989
	2000 Census Population	4,424	27,687	83,848	197,652
	Projected Annual Growth 2020 to 2025	-0.6%	-0.4%	-0.5%	-0.6%
	Historical Annual Growth 2000 to 2020	-0.1%	-0.5%	-0.2%	-0.2%
	2020 Median Age	46.2	45.0	43.8	45.6
HOUSEHOLDS	2020 Estimated Households	2,157	11,569	35,953	84,781
	2025 Projected Households	2,075	11,214	34,709	81,593
	2010 Census Households	2,176	11,589	35,396	83,007
	2000 Census Households	1,990	11,291	34,069	79,081
	Projected Annual Growth 2020 to 2025	-0.8%	-0.6%	-0.7%	-0.8%
	Historical Annual Growth 2000 to 2020	0.4%	0.1%	0.3%	0.4%
RACE AND ETHNICITY	2020 Estimated White	91.1%	92.1%	93.0%	94.3%
	2020 Estimated Black or African American	4.6%	3.9%	3.5%	2.2%
	2020 Estimated Asian or Pacific Islander	1.3%	0.9%	1.0%	1.6%
	2020 Estimated American Indian or Native Alaskan	-	0.1%	0.1%	0.1%
	2020 Estimated Other Races	2.9%	2.9%	2.4%	1.8%
	2020 Estimated Hispanic	1.4%	1.5%	1.7%	1.5%
INCOME	2020 Estimated Average Household Income	\$68,437	\$77,380	\$80,696	\$91,144
	2020 Estimated Median Household Income	\$49,917	\$58,647	\$61,344	\$70,364
	2020 Estimated Per Capita Income	\$34,292	\$35,875	\$36,835	\$40,848
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.3%	1.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.7%	4.5%	3.9%	3.3%
	2020 Estimated High School Graduate	39.8%	37.6%	35.0%	33.5%
	2020 Estimated Some College	19.6%	18.9%	17.7%	17.1%
	2020 Estimated Associates Degree Only	9.6%	11.3%	11.1%	11.1%
	2020 Estimated Bachelors Degree Only	17.2%	18.2%	20.2%	21.4%
	2020 Estimated Graduate Degree	7.9%	8.3%	10.7%	12.5%
BUSINESS	2020 Estimated Total Businesses	256	1,090	3,766	8,348
	2020 Estimated Total Employees	1,916	11,713	39,133	87,402
	2020 Estimated Employee Population per Business	7.5	10.7	10.4	10.5
	2020 Estimated Residential Population per Business	16.8	22.9	21.2	22.8



## CONTACT

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