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FOR SALE | LAND

RE/MAX SELECT REALTY

400 Broad Street, Suite 2006,
Sewickley, PA 15143

COMMERCIAL DEVELOPMENT OPPORTUNITY

0 LONG RUN ROAD, WHITE OAK, PA 15131



PRESENTED BY:

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

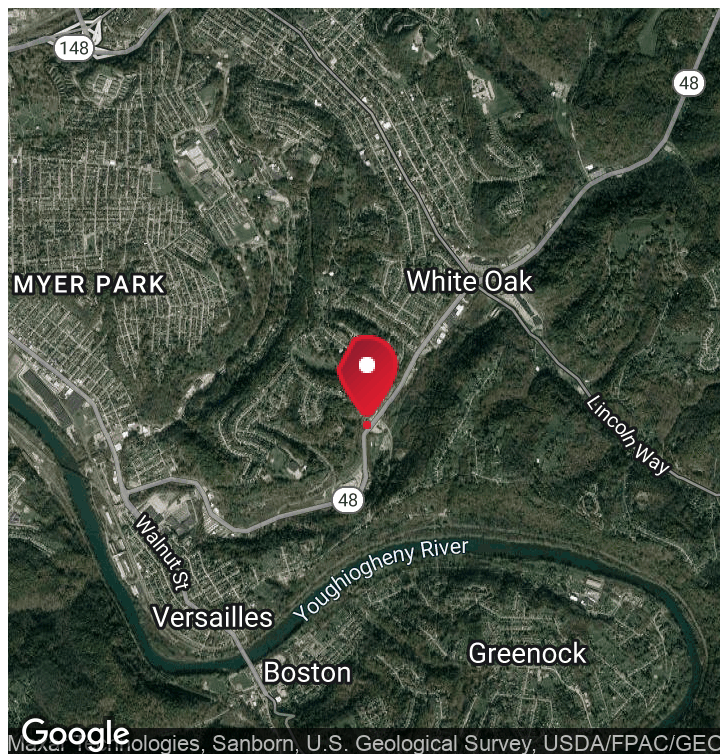
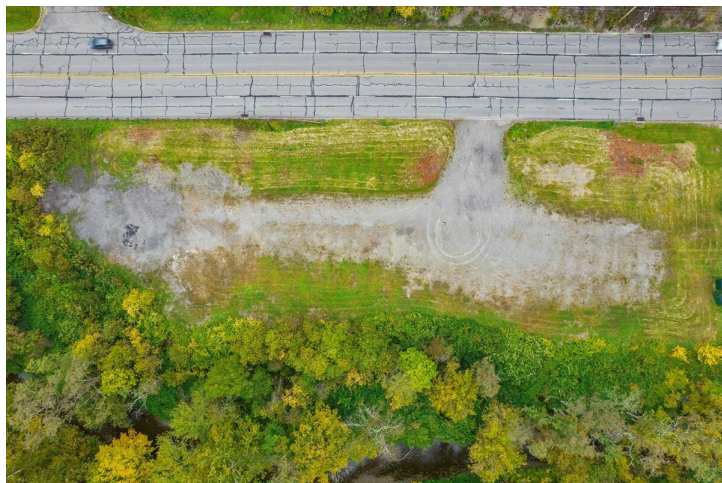
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

SITE PLANS - SURVEY

SITE PLAN -FAST FOOD CONCEPT

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Available SF:	
Lot Size:	1.85 Acres
Price / Acre:	\$321,622
Zoning:	Commercial
Market:	Pittsburgh
Submarket:	White Oak

PROPERTY OVERVIEW

Commercial property for sale along Route 48 in White Oak, PA 15131. This 1.85-acre parcel is zoned commercial with many uses. The C-2 commercial zoning district of White Oak is wide-ranging, accommodating commercial retail, restaurant, financial, medical, and more. Nearby businesses include regional and international retailers. This parcel is positioned for great visibility and traffic count. Proximity to major transportation routes and approximately 20 miles east of Downtown Pittsburgh.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Highway Occupancy on file with Penn Dot
- Wide Range of Uses

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FAST FOOD CONCEPT



Dig Serial No.: 20212372889
Design Serial No.: 20212372907

CALL BEFORE YOU DIG!
PENNSYLVANIA REQUIREMENT FOR
CONSTRUCTION PHASE AND NO WORKING
DAYS IN SUBURBAN SETBACK - STOP-CALL
PENNSYLVANIA ONECALL SYSTEM, INC.
1-800-242-1776

ZONING INFORMATION		
ZONING DISTRICT: C-2 (COMMERCIAL DISTRICT)		
ZONING INFORMATION WAS OBTAINED FROM: BOROUGH OF WHITE OAK, CLARK DEPARTMENT, 238 LINCOLN WAY, WHITE OAK, PA 15131, (412) 875-8717 ext. 121		
ZONING	REQUIRED	PROPOSED
MIN. LOT AREA	13,000 SF	81,963 SF
MIN. LOT WIDTH	NONE	566.42'
MIN. FRONT YARD SETBACK	35'-0"	35'-0"
MIN. SIDE YARD SETBACK	15'-0"	34'-0" (15')
MIN. REAR YARD SETBACK	35'-0"	115'-11"
MAX. BUILDING HEIGHT	35'-0"	35'-0"
MAX. LOT COVERAGE (BULK)	40%	3.63%
DRIVEWAY LOCATION	100' BETWEEN DRIVEWAYS	250'

AT THE ZONING HEARING BOARD MEETING OF 3/15/23, VARIANCES WERE GRANTED FROM:
1. ZONING ORDINANCE SECTION 133.23(3) FOR FRONT YARD. HELP OF TEN (10) FEET IS REQUESTED, TO REDUCE THE FRONT YARD TO TWENTY (20) FEET.
2. ZONING ORDINANCE SECTION 133.23(4) FOR YARD REQUIREMENTS TO PERMIT THE FRONT EDGE OF THE SIGN TO BE ONE (1) FOOT FROM THE SIGHT-OF-WAY.

AT THE WHITE OAK BOROUGH COUNCIL MEETING OF MAY 16, 2023, A VARIANCE WAS GRANTED FROM SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ARTICLE 128.1(4) REGARDING SIDEWALKS. NO SIDEWALKS ARE PROPOSED WITH THIS DEVELOPMENT AS NO PEDESTRIAN TRAFFIC FROM ROUTE 48 IS EXPECTED.

ADD ALTERNATE:
DETAILS VEHICLE HEIGHT DETECTOR, PREVIEW BOARD AND "STOP-UP-GRADE HERE" SIGN, IF USED, CONFORM WITH CHAPTER PRIOR TO ANY CONSTRUCTION ACTIVITIES. SEE DETAILS ON SHEETS SD-1 AND SD-2.

- ### KEYNOTES
- TRAFFIC FLOW ARROW (TYP.). SEE DETAIL ON SHEET SD-1.
 - 7" ADJUSTED STREPEL WHITE (TYP.). CONFORM COLOR WITH CHINA.
 - CURB RAMP (TYP.). SEE DETAIL ON SHEET SD-2.
 - TRASH ENCLOSURE. SEE DETAIL SHEET SD-3.
 - RAILING. SEE DETAIL ON SHEET SD-1.
 - ROLLERS. SEE DETAIL ON SHEET SD-1.
 - PERIMETER ROAD AND DETECTION LOOP. SEE DETAILS ON SHEET SD-1.
 - PERIMETER CANOPY POST (TYP.).
 - CONCRETE PAVING. SEE DETAIL ON SHEET SD-1.
 - PROPOSED SONIC Pylon SIGN. SEE SONIC STANDARD DETAIL SHEETS FOR REQUIREMENTS REGARDING BASIS, ELECTRIC SERVICE, ETC. COORDINATE LOCATION WITH OWNER AND WIRE, PER POWER COMPANY REQUIREMENTS. (ONDER SEPARATE POINTS).
 - LOT LOCUS. SEE DETAIL ON SHEET SD-1. SEE ELECTRICAL PLANS FOR WIRING REQUIREMENTS.
 - ASPHALT PAVING. SEE DETAIL ON SHEET SD-2.
 - CONCRETE SIDEWALK AT STALLS PAVING. SEE DETAIL ON SHEET SD-1.
 - REFERENCE SONIC STANDARD DETAIL SHEET FOR Pylon LAYOUT, PAVEMENTS AND FINISH. SEE ARCHITECTURAL PLANS FOR LAYOUT, COORDINATES, ETC.
 - 8" WIDE PAINTED CURB, YELLOW.
 - 8" CONCRETE CURB. SEE DETAIL ON SHEET SD-2.
 - MONOLITHIC CONCRETE CURB AT CONCRETE PAVEMENT AREAS. SEE DETAIL ON SHEET SD-1.
 - 7" WIDE DIAGONAL PAINTED LINES, WHITE, 8" O.C.
 - ACCESSIBLE PARKING SIGN. DETAIL PER ADA GUIDELINES AND LOCAL ORDINANCES. SEE DETAIL ON SHEET SD-1.
 - ACCESSIBLE PARKING SIGN. DETAIL PER ADA GUIDELINES AND LOCAL ORDINANCES. SEE DETAIL ON SHEET SD-1.
 - YIELD OF CROSSWALK SIGN. SEE DETAIL ON SHEET SD-1.
 - TRASH RECEPTACLE ON CONCRETE PAD. PROVIDED BY OWNER. INSTALLED BY CONTRACTOR. CONFORM LOCATION WITH OWNER. PRIOR TO CONSTRUCTION.
 - STANDARD SONIC DRIVE/STREET SIGN (TYP. FOR 2). SEE STANDARD DETAIL SHEET FOR REQUIREMENTS REGARDING BASIS, ELECTRIC SERVICE, ETC. CONFORM EXACT LOCATION WITH OWNER AND PERMIT, PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - LANDSCAPE AREAS. SEED OR SOO AS REQUIRED. SEE SONIC SPECIFICATIONS.
 - DO NOT EXIST SIGN WITH PAINTED STOP BAR AND PAINTED "DO NOT ENTER" ON PAVEMENT.
 - DRIVE-IN SERVICE CANOPY. SUPPLIED BY CANOPY VENDOR. INSTALLED BY CONTRACTOR.
 - RETAINING WALL. THE DETAILS PREPARED BY GEOTECHNICAL ENGINEER.
 - 4" HIGH PRESTRESS SAFETY FENCE. SEE DETAIL ON SHEET SD-1.
 - 4" HIGH PRESTRESS SAFETY FENCE. SEE DETAIL ON SHEET SD-1.
 - YIELD TRAFFIC MUST TURN RIGHT SIGN ON GALVANIZED POST, PER PERMIT SPECIFICATIONS.
 - INTERNALLY ILLUMINATED REDIRECTION SIGN, IF USED. (UNDERSTANDING-REQUIREMENTS).
 - CELESTIAL, GA. STAKING POST IN NEAR PER FACET STANDARDS.

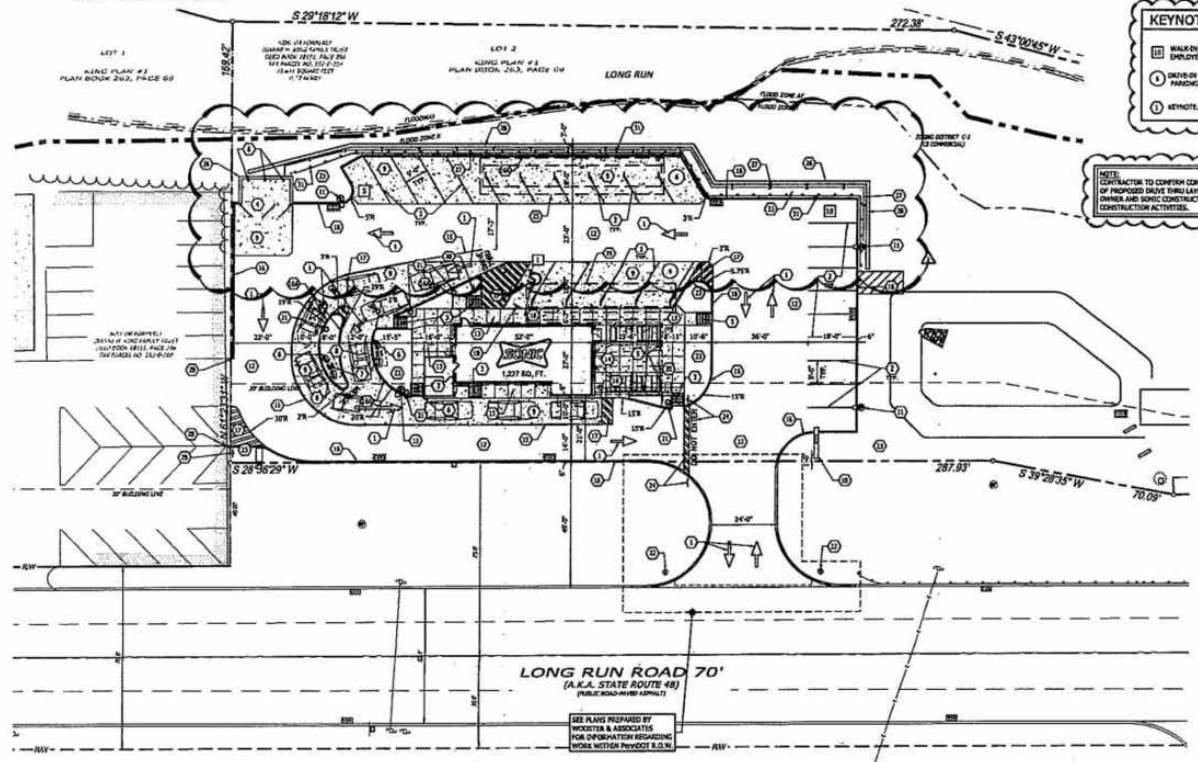
- ### KEYNOTES LEGEND
- WALK-IN CUSTOMER AND EMPLOYEE PARKING COUNT.
 - DRIVE-IN SERVICE PARKING COUNT.
 - KEYNOTE.

NOTES

MUNICIPALITY AND COUNTY CODES PERFORMED IN ACCORDANCE WITH ALL REGULATIONS.
CONSTRUCTION PERMITS REQUIRED FOR ALL WORK. PROVIDE PERMITS NECESSARY FOR THIS WORK.
TURNS IN THE FIELD AND CONTACT EMPLOYERS REGARDING THE OFFERS SO THAT APPROPRIATE OR, ANY CONTACT BETWEEN EMPLOYERS WITH THE CONSTRUCTION
ITEMS, EXISTING PIPING OR OTHER PERMIT THE ENGINEER AND THE SERVICE WITH THE WORK IN THIS
NO FACILITIES OCCUPY AND USED BY 15 EXCEPT WHEN SUCH TIME BY THE OWNER. LOCAL AUTHORITIES SHALL ONLY OCCUR AFTER DEDICATED STATE AND LOCAL L. RIGHTS, ETC. IN CLOSER PROXIMITY PART OPERATE EQUIPMENT CLOSE TO TO HAVE ARRANGEMENTS FOR
SIDE, PIPE, UTILITY, PAVEMENT, CURB, OR SIGN OR ADDITIONAL PROPERTIES OWN TO THESE ORIGINAL CONSTRUCTION MINER AND LOCAL JURISDICTION. ALL ROAD IN THE ROAD FOR THIS
STALL AND MARSHAL TRAFFIC DEVICES (COMPOSING OF SIGNS, BARRIERS, ETC.) IN ACCORDANCE WITH KAS REQUIRED ON DIRECTED BY THE LOCAL COORDINATING AUTHORITIES. S AND PEDESTRIAN WALKWAYS AT ALL PARTMENT OF TRANSPORTATION, ROAD ACTIVITY IS RECEIVED. SHOULD ANY DISCREPANCY REGARDING AND ALSO PRIOR TO PROCEEDING
NONE OF ALL CONSTRUCTION WHEN THE ARCHITECT VETTED.
RIGHT CONTROL, STORM DRAINAGE, ROAD WALL DETAILS AS APPLICABLE.
WITH EQUIPMENT OF MEA COLD LAD THERMOPLASTIC TAPE PRESENT PARKING DETAILS OF CURB OR EDGE OF PAVING VIEWS ARE REFERENCED TO THE ROAD NOTED.
IMPLETED SHALL BE IN STRICT TRANSPORTATION GUIDELINES UNLESS
PAVE AND DISPOSAL OF ALL RUBBER, SPIN, PAVEMENT.
JOINTING ALL DIMENSIONS FOR SERVICE POINT CONNECTIONS AND IMPULSES OR DISCREPANCIES FROM PREVIOUS BUILDING CONSTRUCTION INSTRUCTIONS TO BUILDINGS AND DOOR.
NO LANDING AREAS AS REQUIRED TO HYDRANTS, TRANSFORMERS, METERS, E. AS NECESSARY.
BE RIGHT TO REDDIT THE DETAILS (ATE FACILITIES FROM THAT MAY THE ALTERNATE STANDARD HAVY REQUIREMENTS AND THE COMPROMISES.
S OF ALL PRODUCTS, MATERIALS AND ED FOR REVIEW AND APPROVAL.
E. ALLOW A MINIMUM OF 14 WORKING
RAIL PLANS FOR EXACT DIMENSIONS DOOF DRAGS, AND CONCRETE
THE STATE DEPARTMENT OF THE MANUAL ON LANDMARK TRAFFIC LINES.
OBTAINED FROM AVAILABLE MUNICIPAL RECORD MAPS AND FIELD INSPECTION. UTILITIES ARE SHOWN TO THE CONSTRUCTION IS SURELY HS AND ELEVATIONS OF ALL LITON OR CONSTRUCTION, THE PITCH WITHIN THREE (3) WORKING 1242-1776 AND VERIFY ALL
TOPPLAIN AREAS.
DESIGNATED IN ACCORDANCE WITH PERMIT REQUIREMENTS.

PARKING REQUIREMENTS

ZONING DISTRICT: C-2 (COMMERCIAL DISTRICT)
RESTAURANT, CAFE, LOUNGE OR TENDON. ONE (1) SPACE FOR EVERY 50 SF. A. OF FLOOR SPACE DEVOTED TO PATRON USE.
PUBLIC USE AREA (PATIO): 664 SF = 50 + 13.28 (14) SPACES REQUIRED 14 SPACES PROPOSED (INCLUDING ONE WAY ACCESSIBLE ADA SPACE) FOR PATRON USE.
AN ADDITIONAL TEN (10) PARK AND ORDER STATIONS ARE PROVIDED FOR PATRON USE.
A TOTAL OF 28 PARKING SPACES ARE PROPOSED.



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LOCATION INFORMATION

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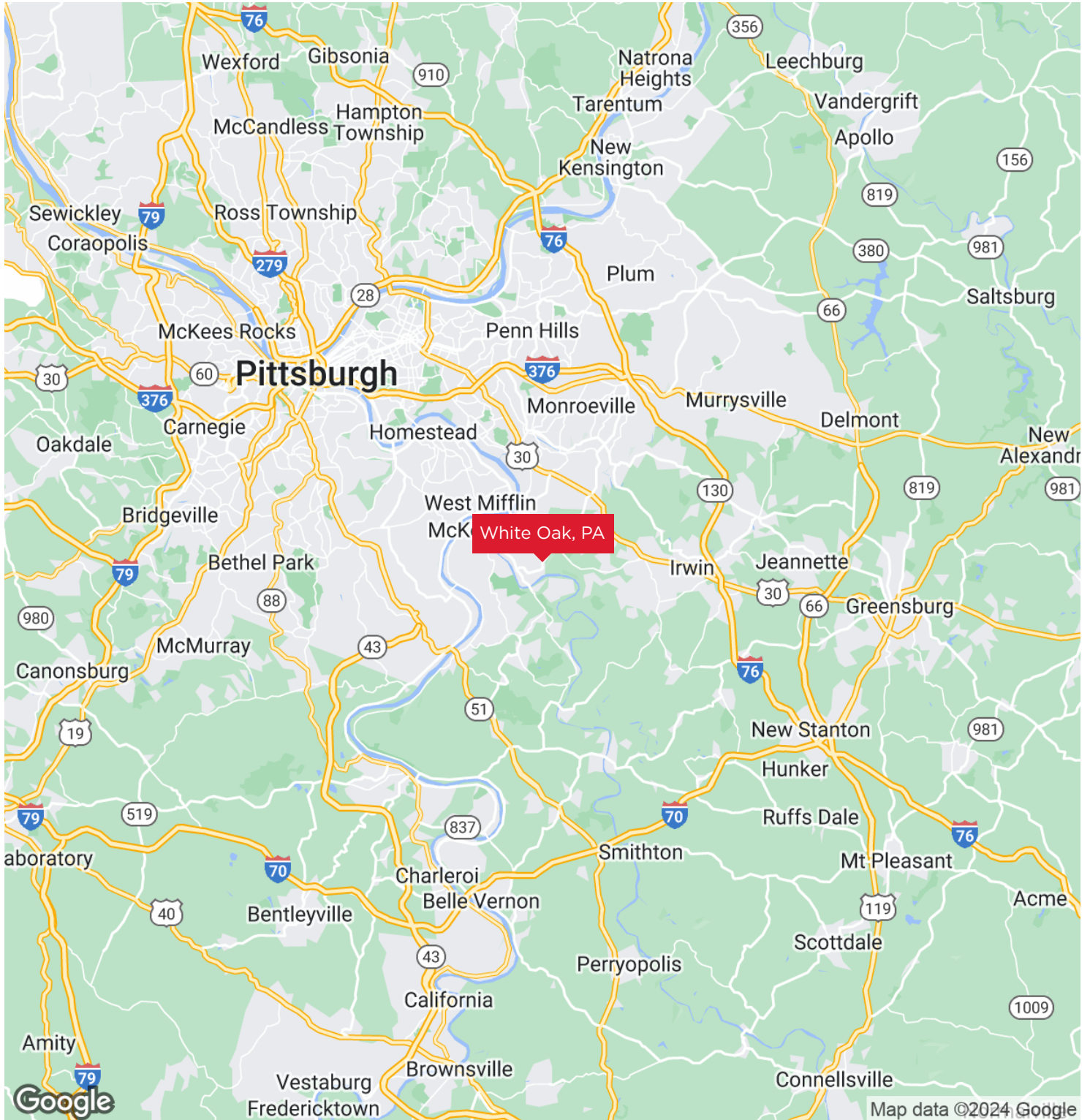
REGIONAL MAP

AERIAL MAP

RETAILER MAP- WHITE OAK

WHITE OAK -CITY INFORMATION

REGIONAL MAP



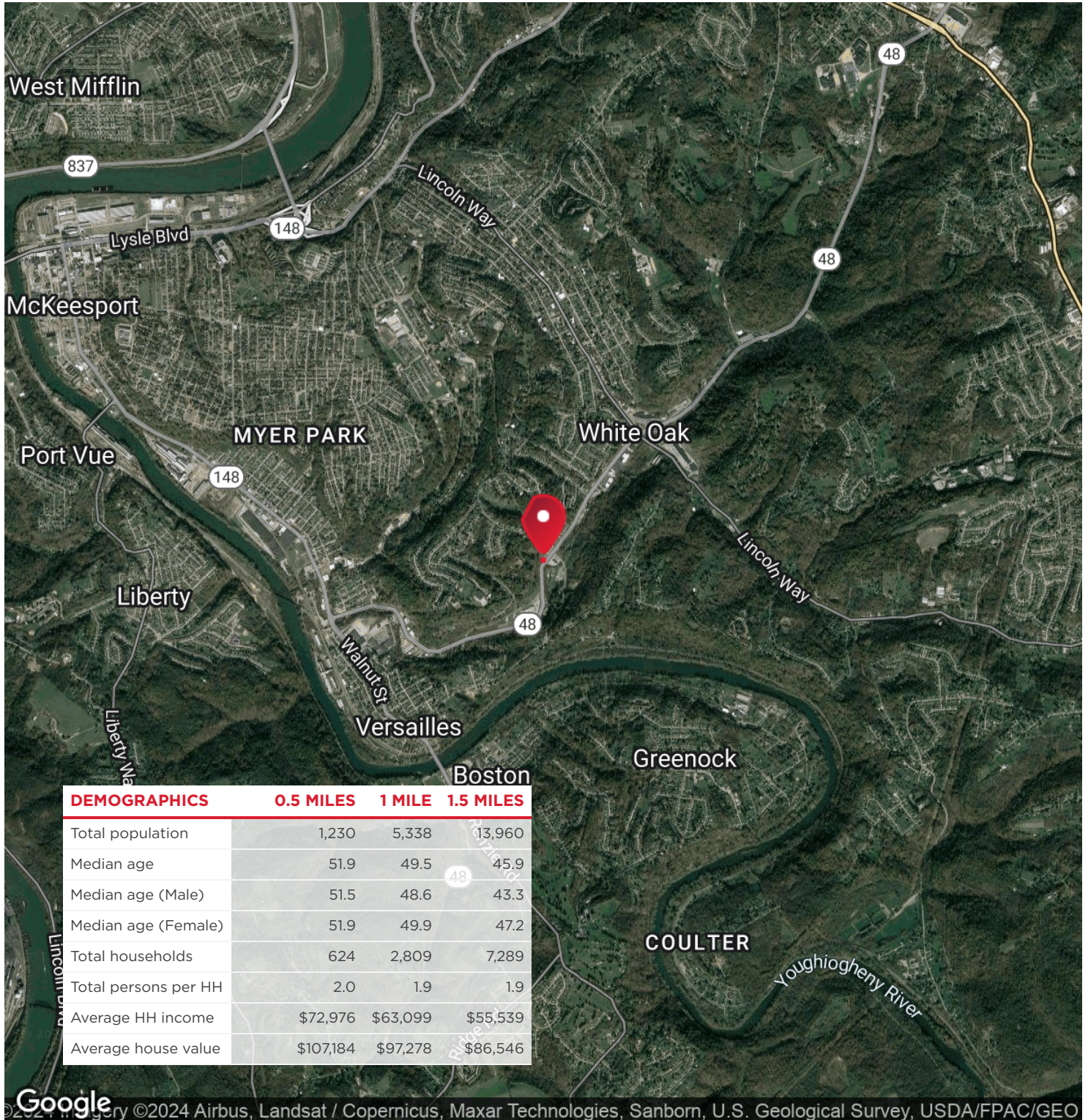
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LOCAL MAP



Google

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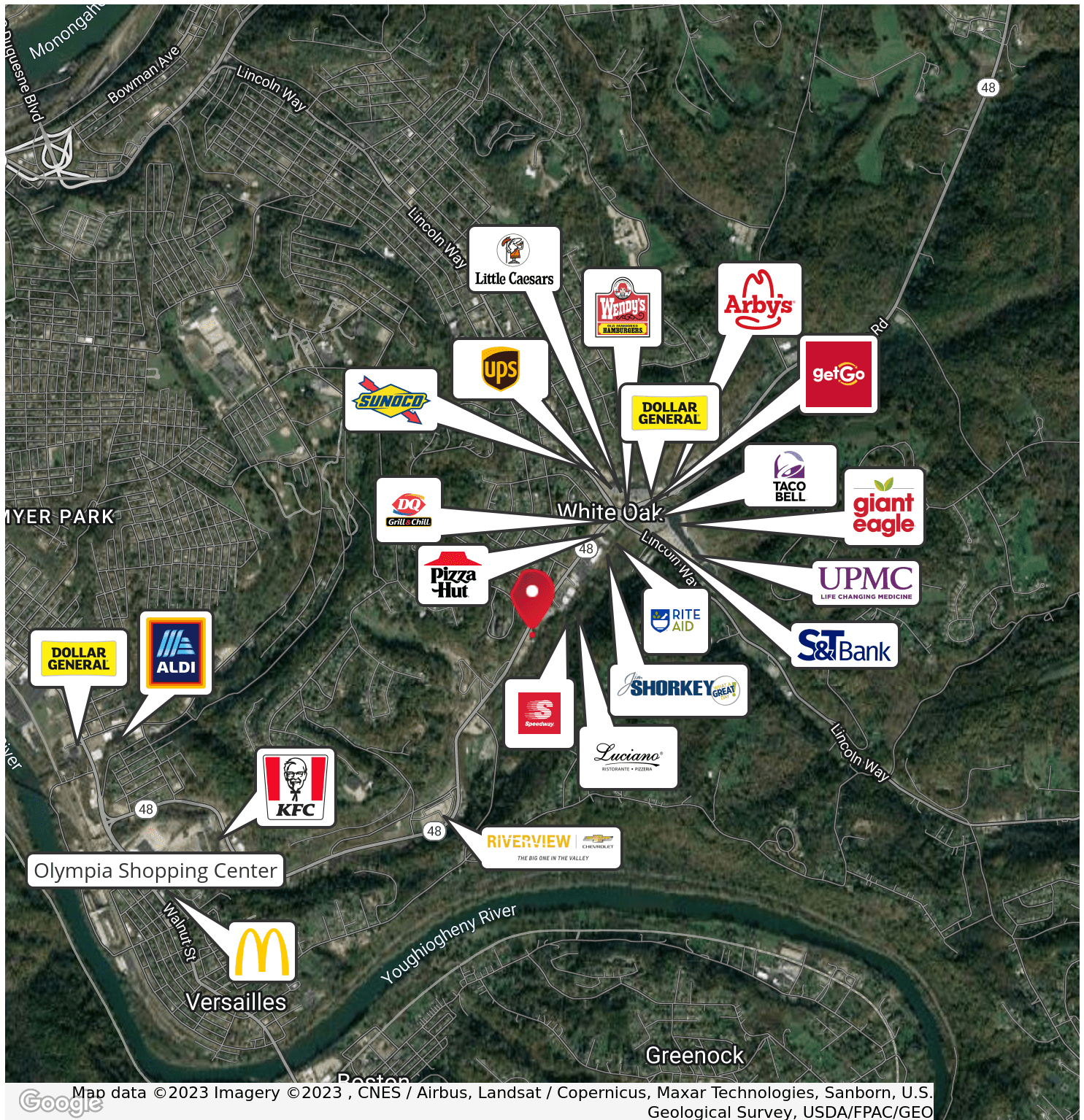
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RETAILER MAP- WHITE OAK



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WHITE OAK -CITY INFORMATION



LOCATION DESCRIPTION

White Oak is a suburban Pittsburgh borough in Allegheny County, Pennsylvania. White Oak has five borders, including North Versailles Township to the north, North Huntingdon Township in Westmoreland County to the east, South Versailles Township to the southwest, Elizabeth Township to the south (in which a short part of the border runs across the Youghiogheny River), and McKeesport to the west.

LOCATION DETAILS

Market	Pittsburgh
Sub Market	White Oak
County	Allegheny

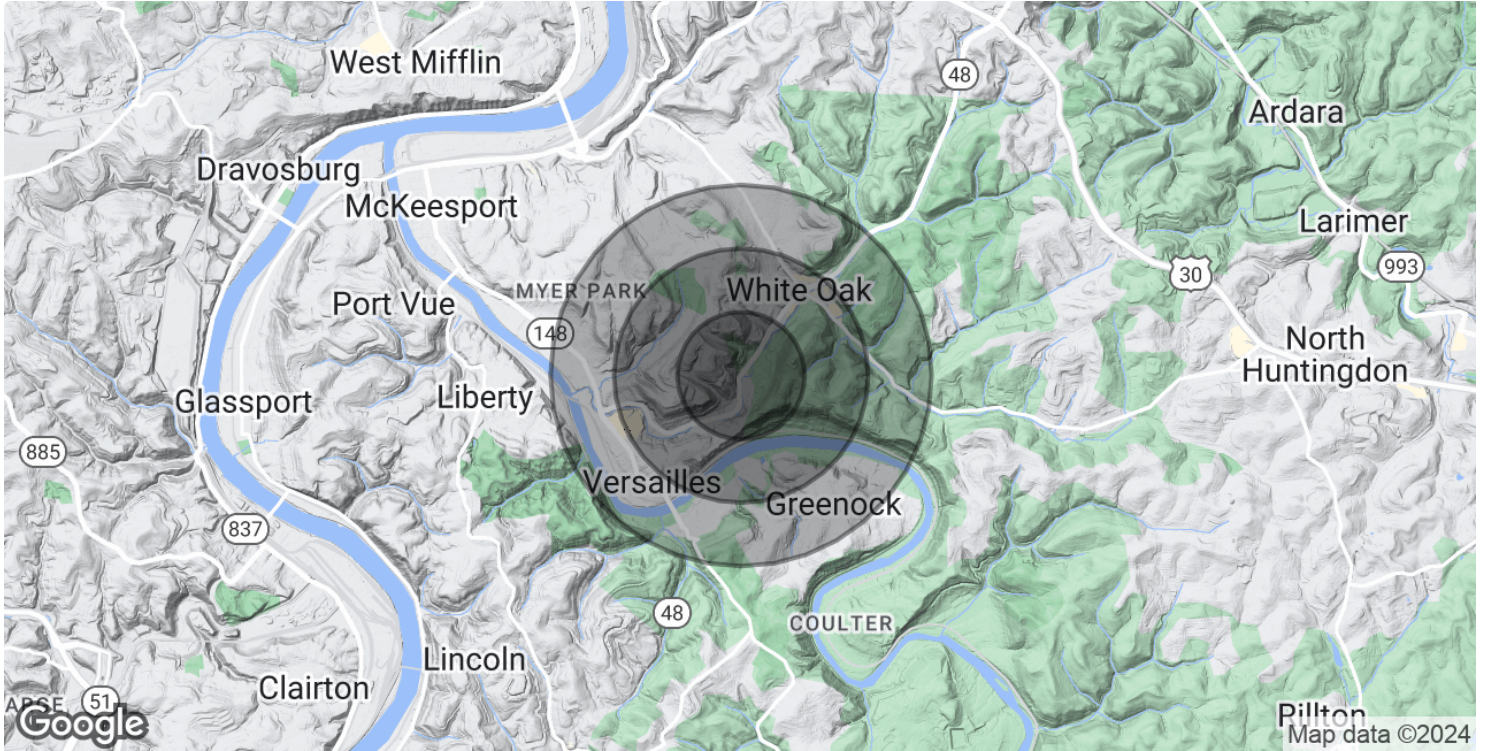
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,230	5,338	13,960
Average Age	51.9	49.5	45.9
Average Age (Male)	51.5	48.6	43.3
Average Age (Female)	51.9	49.9	47.2

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	624	2,809	7,289
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$72,976	\$63,099	\$55,539
Average House Value	\$107,184	\$97,278	\$86,546

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

As a RE/MAX® commercial advisor in Pittsburgh, Pennsylvania , I'm dedicated to helping my clients achieve their real estate goals. Whether you are buying or selling a property or just curious about the local market, I would love to offer my support and services. I know the local community — both as an advisor and a neighbor — and can help guide you through the nuances of our local market. With access to top listings, a worldwide network, exceptional marketing strategies and cutting-edge technology, I work hard to make your real estate experience memorable and enjoyable.

MEMBERSHIPS

NAR (National Association of Realtors)

RAMP (Realtor Association of Metropolitan Pittsburgh)

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