



Colliers

4709 Northern Pike, Monroeville, PA 15146

Prime Retail Development Opportunity Along Route 22

For Sale and Lease

Positioned along the highly traveled Route 22 corridor, this ±6-acre site offers a unique opportunity for new retail development in Monroeville. The site is located at a signalized intersection and is surrounded by established retail, residential communities and convenient access to I-376 and the Pennsylvania Turnpike.

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Colliers Pittsburgh

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Property Overview

Address	4709 Northern Pike, Monroeville, PA 15146
Parcel IDs	1107-L-210 (Parcel A) 1107-L-206 (Parcel B)
Land Description	Wooded, undeveloped land
Zoning	BLVD (Boulevard Zoning District)
Suggested Uses	QSR, Strip Center, Gas Station
Property Type	Land
Site Area	6.02 a.c.
Frontage	±325 ft. of frontage along Rt. 22 at a signalized intersection
Traffic Count	30,940 ADT along Rt. 22
Site Access	Potential access from Rt. 22, Northern Pike and Abers Creek Road
Neighboring Retailers	Sam’s Club, Target, Starbucks, Old Navy, Chcik-fil-A and Lowe’s

Property Highlights



Positioned at a Route 22 traffic signal



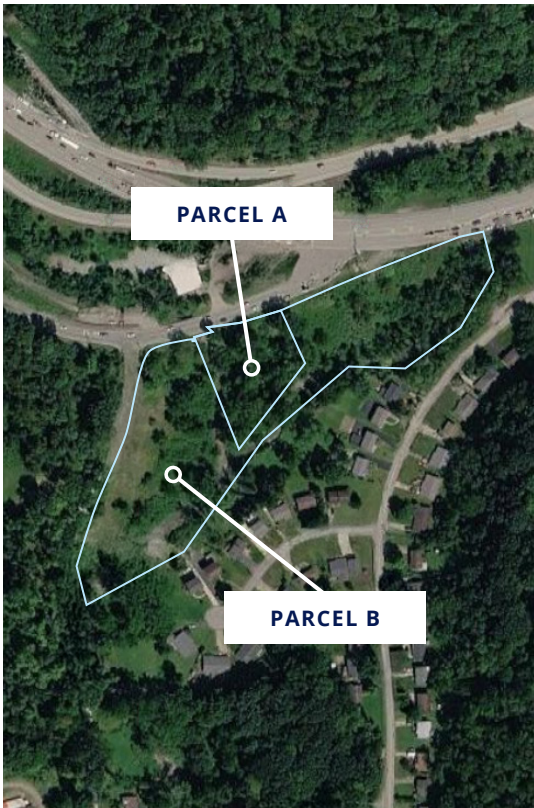
Potential access from 3 different roads



Flexible site for a variety of retail concepts



Surrounded by major national retailers



Neighboring Traffic Drivers



Strategically positioned along Monroeville's primary retail corridor, the site benefits from a signalized Route 22 location with potential access from three surrounding roadways.

Nearby interstate connectivity and an established concentration of national retailers further support a variety of future retail development opportunities.

Murrysview Shoppes



1.1 miles from subject property

Royal Oaks Shopping Center



1.7 miles from subject property

Mircle Mile Shopping Center



2.8 miles from subject property

Location & Access

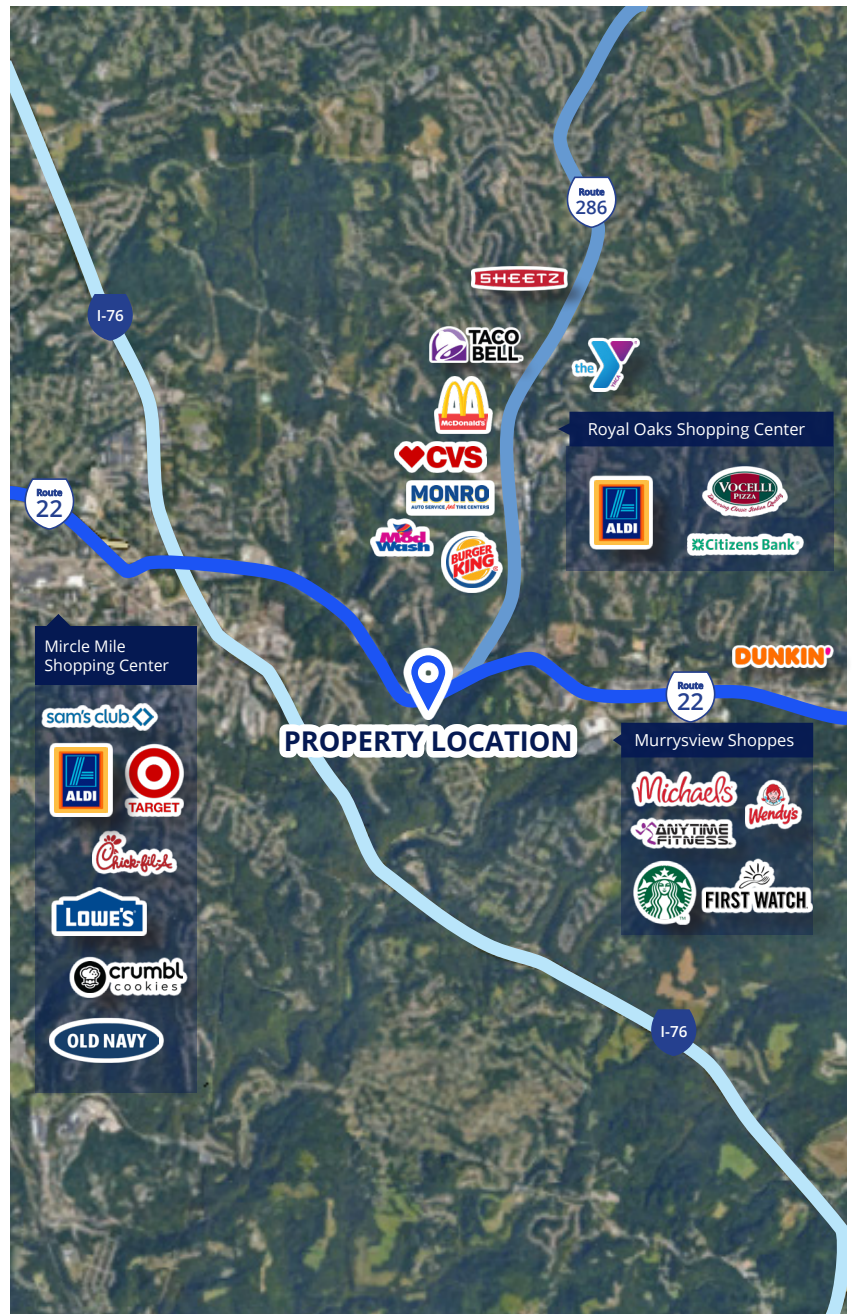
4709 Northern Pike

Monroeville is one of Pittsburgh's most established commercial destinations, with a significant concentration of retail, dining, healthcare and employment uses along the Route 22 corridor. The surrounding area is anchored by destinations including Monroeville Mall, Miracle Mile Shopping Center, Sam's Club, Target and more.

The property's Route 22 location provides convenient connectivity throughout the eastern suburbs, with I-376 and the Pennsylvania Turnpike (I-76) accessible within a short drive. This regional highway network connects Monroeville with Downtown Pittsburgh and surrounding communities as a primary commercial corridor.

Destination Drivetimes

Route 22	Immediate
I-376 (Parkway East)	5-minute drive
I-76 (PA Turnpike)	5-minute drive
Miracle Mile Shopping Center	5-minute drive
Oakland	20-minute drive
Downtown Pittsburgh	25-minute drive



5-Mile Demographics



2026
Population

87,917



Average
HH Income

\$121,803



Total Area
Businesses

3,752



Total Number of
Housing Units

38,044



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