



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services



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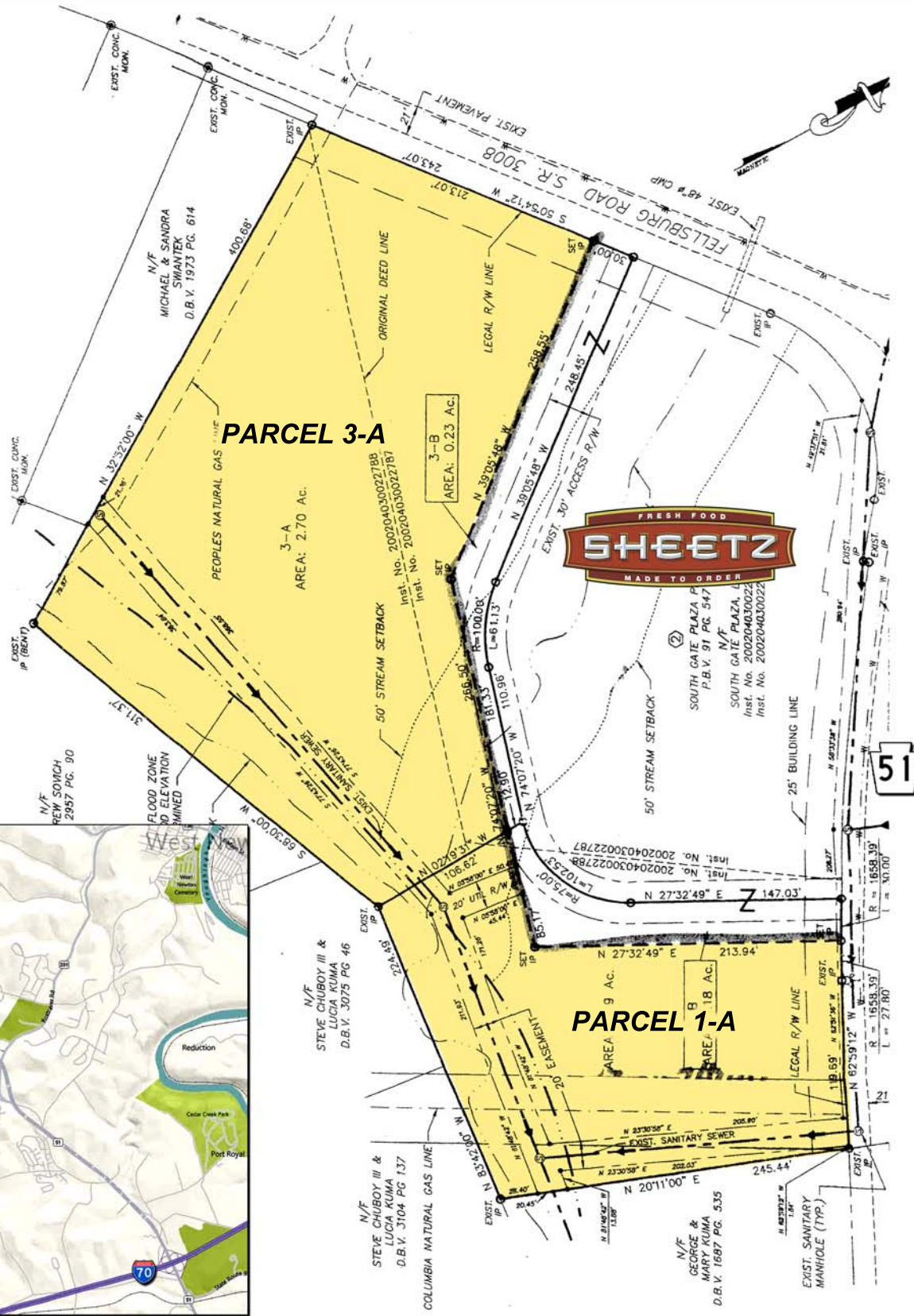
Development Sites For Sale

Route 51 @ Fellsburg Rd

Rostraver Twp, PA

Parcel 3-A
2.70 Acres
213.07' Frontage
on Fellsburg Rd

Parcel 1-A
1.19 Acres
119.69' Frontage
on Route 51



- 3.89 total acres
- All public utilities
- Curb cuts in place
- Sewer taps approved and paid for
- B-2 Retail Business District Zoning
- 19,000 Vehicles per Day on Route 51

Population		Households	
3-mile	14,128	3-mile	5,752
5-mile	43,169	5-mile	18,200
7-mile	78,781	7-mile	33,050

For additional information, contact:
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606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075



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