

**CBRE**



**4100**

WASHINGTON ROAD | McMURRAY

3,600 SF RETAIL SPACE | COMING SOON IN 2025 | DRIVE-THRU AVAILABLE

## HIGHLIGHTS



Building Size  
**3,600 SF**



Parking Spaces  
**17** • Drive-Thru Available



Zoning  
**MA** Mixed Use  
Activity Center

## THE NEIGHBORHOOD

4100 Washington Road is located in Peters Township, an area known for its strong demographics, including household income, population, housing values, and exceptional school districts.

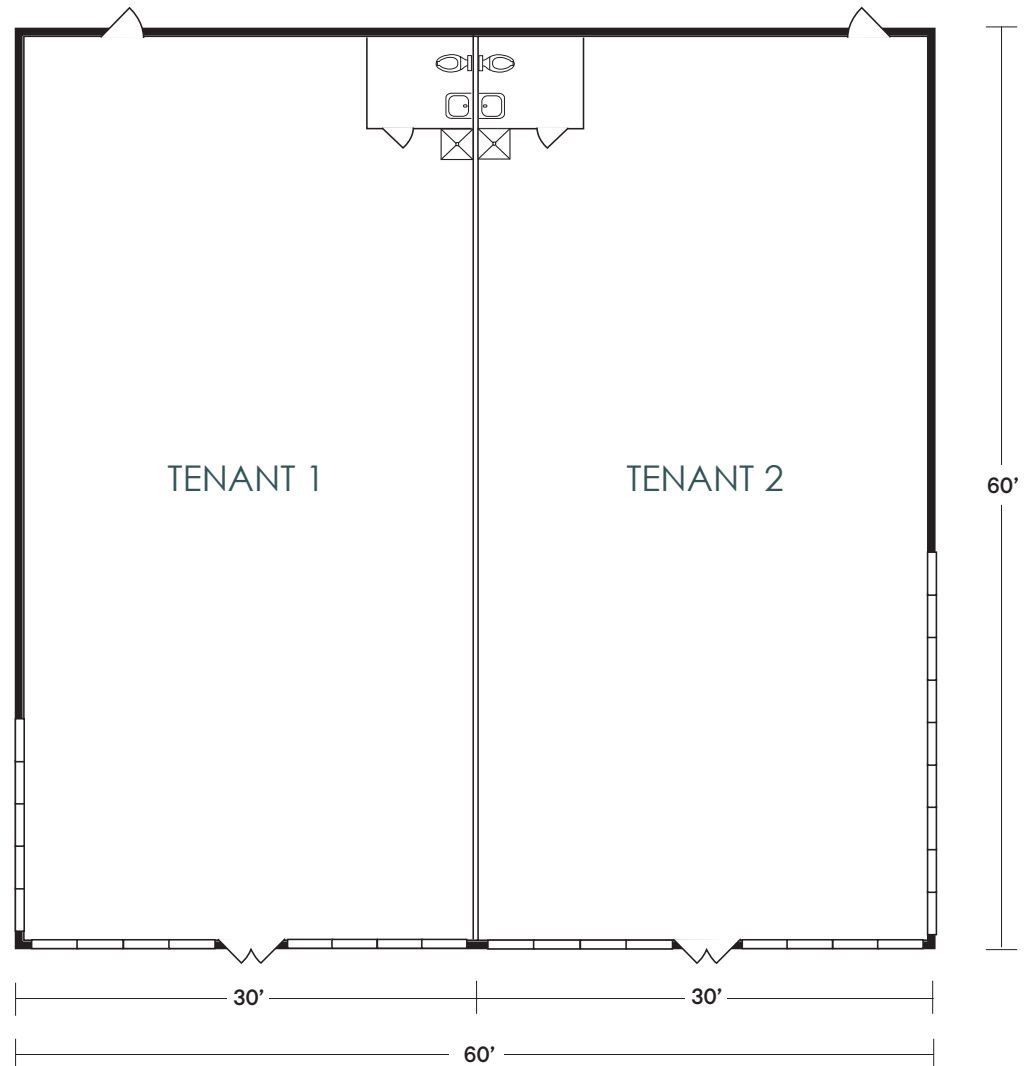
## TRAFFIC GENERATORS

- Donaldson's Crossroads  
1 min. / 0.4 mile
- South Hills Village Mall  
11 min. / 6 miles
- Southpointe Business Park  
8 min. / 2.9 miles
- The Meadows Racetrack & Casino  
13 min. / 7 miles
- Downtown Pittsburgh  
29 min. / 23 miles

**4100**

WASHINGTON ROAD (RT. 19) | McMURRAY, PA 15317

## FLOOR PLAN







## DEMOGRAPHICS

1 Mile



**\$165,125**  
Average  
Household  
Income



**4,577**  
Population



**49.3**  
Current  
Median Age



**1,764**  
Households



**\$365,200**  
Average  
Home Value



**27,481**  
Traffic Count  
(at Crosswinds Drive)

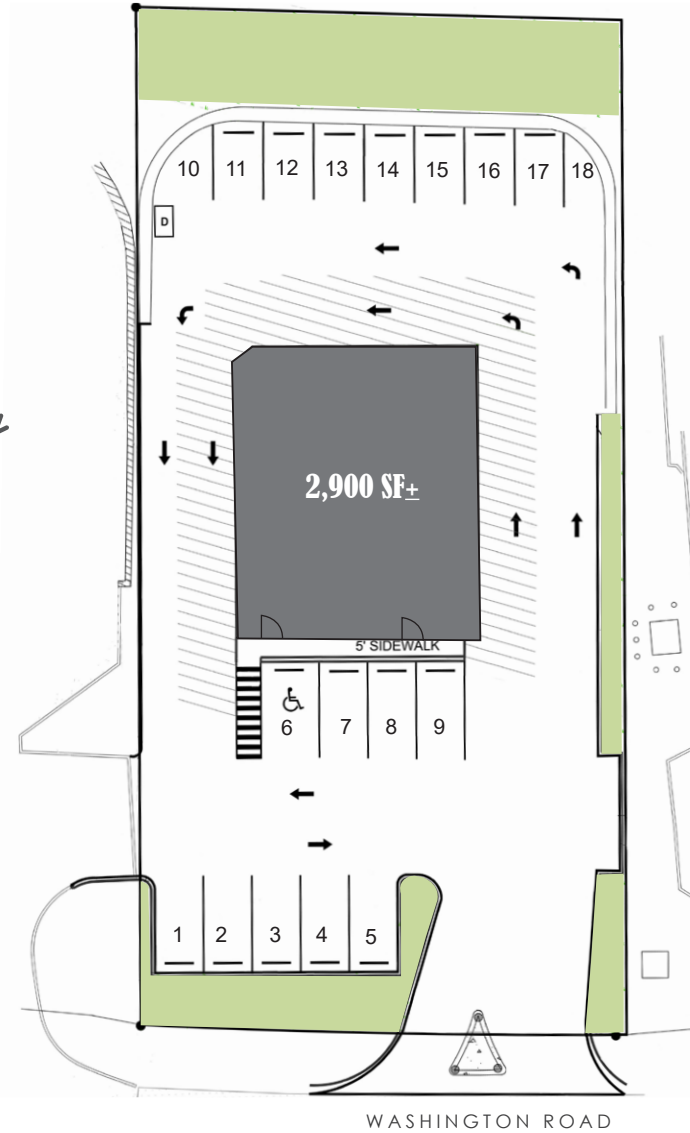


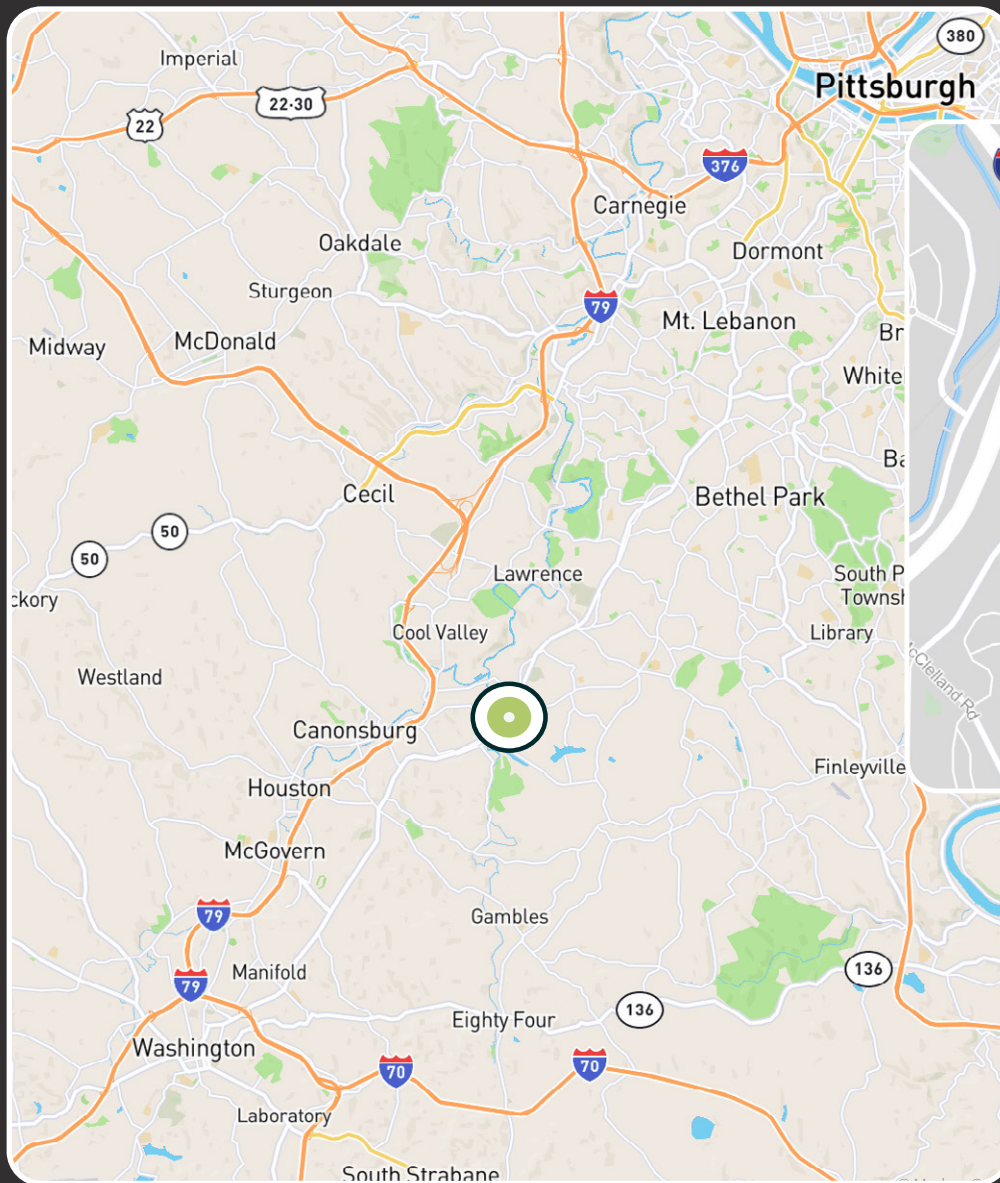
## SITE PLAN

OPTION A

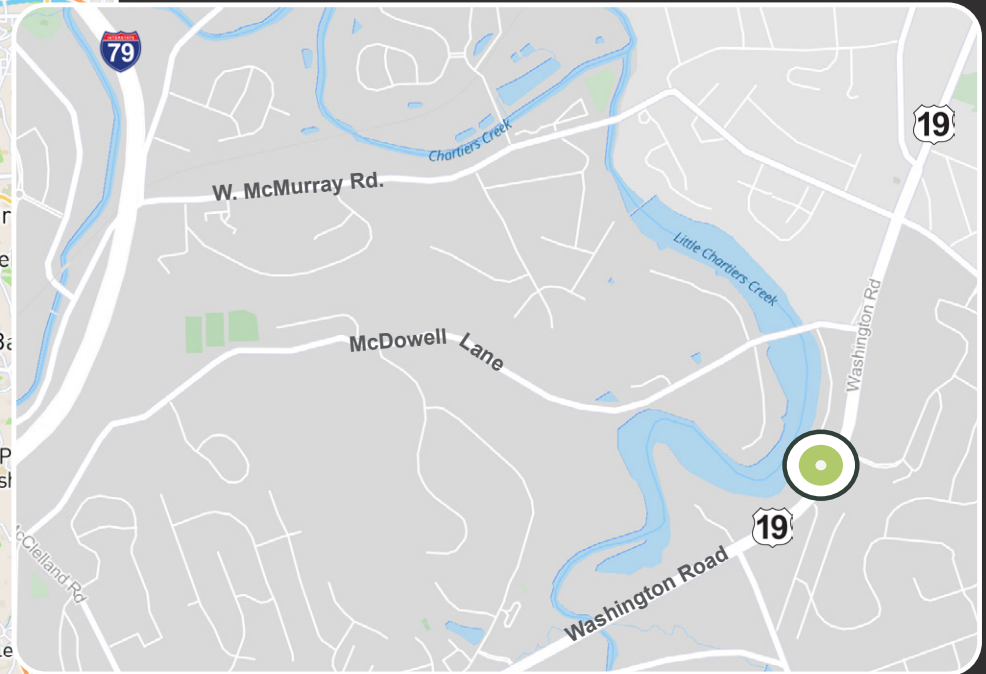


OPTION B with Drive-Thru





## LOCATION



- 7 min. / 2.7 miles from Southpointe
- 17 min. / 7.9 miles from Bridgeville
- 20 min. / 10 miles from Washington
- 30 min. / 25.7 miles from the Pittsburgh International Airport
- 37 min. / 22.8 miles from downtown Pittsburgh

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