



525 William Penn Place
Suite #3510 | Pittsburgh, PA 15219
colliers.com/pittsburgh

For Lease or Sale

1075 Waterdam Plaza Drive

McMurray, PA
15317

Office / Retail Opportunity: BTS or Land Lease

8,784 Sq. Ft. Building
1.24 Acre Lot



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Opportunity Overview

1075 Waterdam Plaza Drive offers users the opportunity to lease the building as-is or to consider a redevelopment opportunity within the parcel.

1075 Waterdam Plaza Drive

This well-maintained building is located adjacent to Waterdam Plaza, a prominent shopping center in the South Pittsburgh submarket that provides tenants with immediate access to Route 19, dozens of walkable amenities, free onsite parking, two drive-through garages, and a highly visible signage opportunity along one of the area's busiest thoroughways.

Property Highlights:

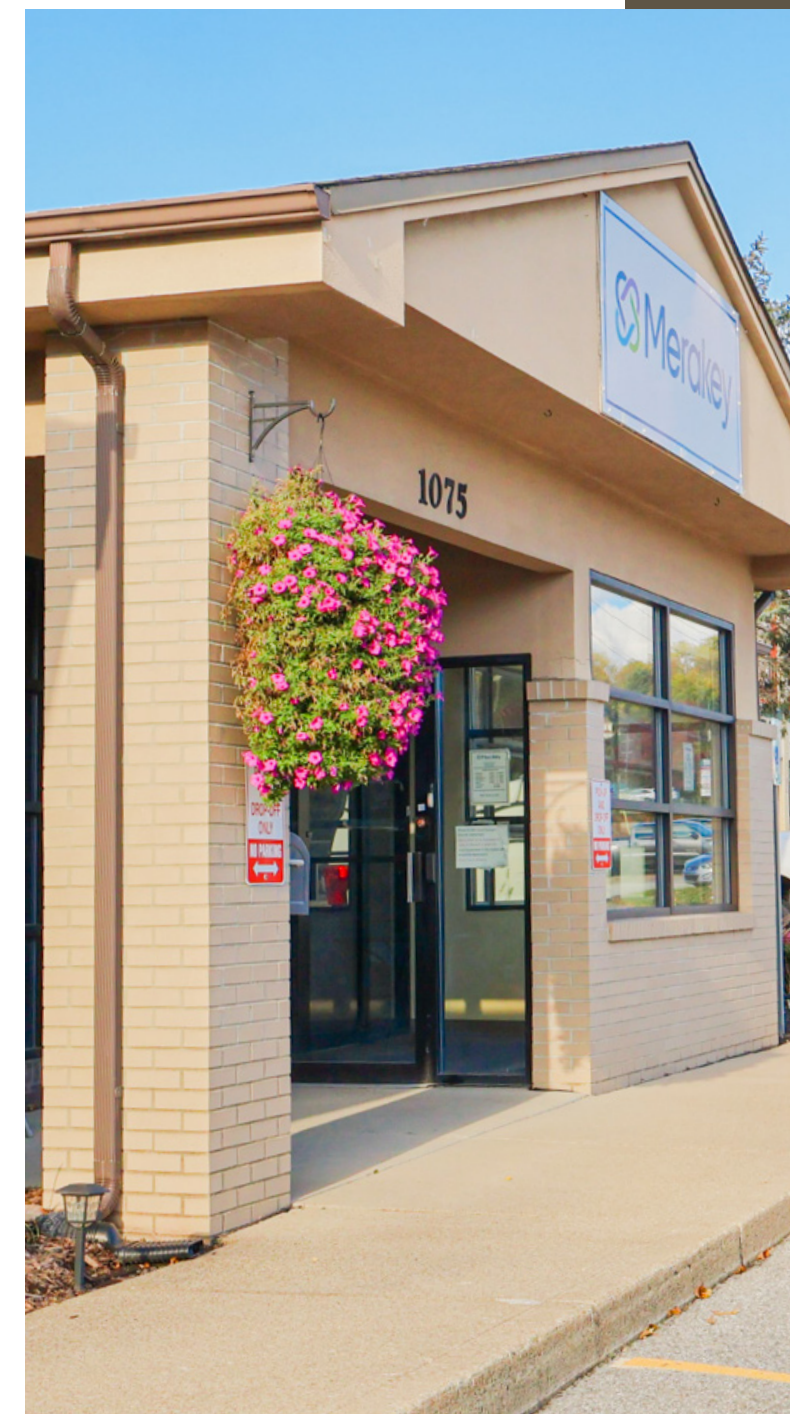
- Zoned General Use Commercial
- Signage opportunity facing Rt. 19
- Yard/green space in building rear
- 42 free surface parking spaces
- Lighted intersection access
- Two drive-through garages
- Building is divisible

Building Specs:

- 25-ton HVAC (2012)
- Newly replaced roof (<10 years old)
- 3-Phase electric power supply
- 8' clear height (excluding entry)

Utilities:

- Columbia Gas, West Penn Power, & Pennsylvania American Water Co.





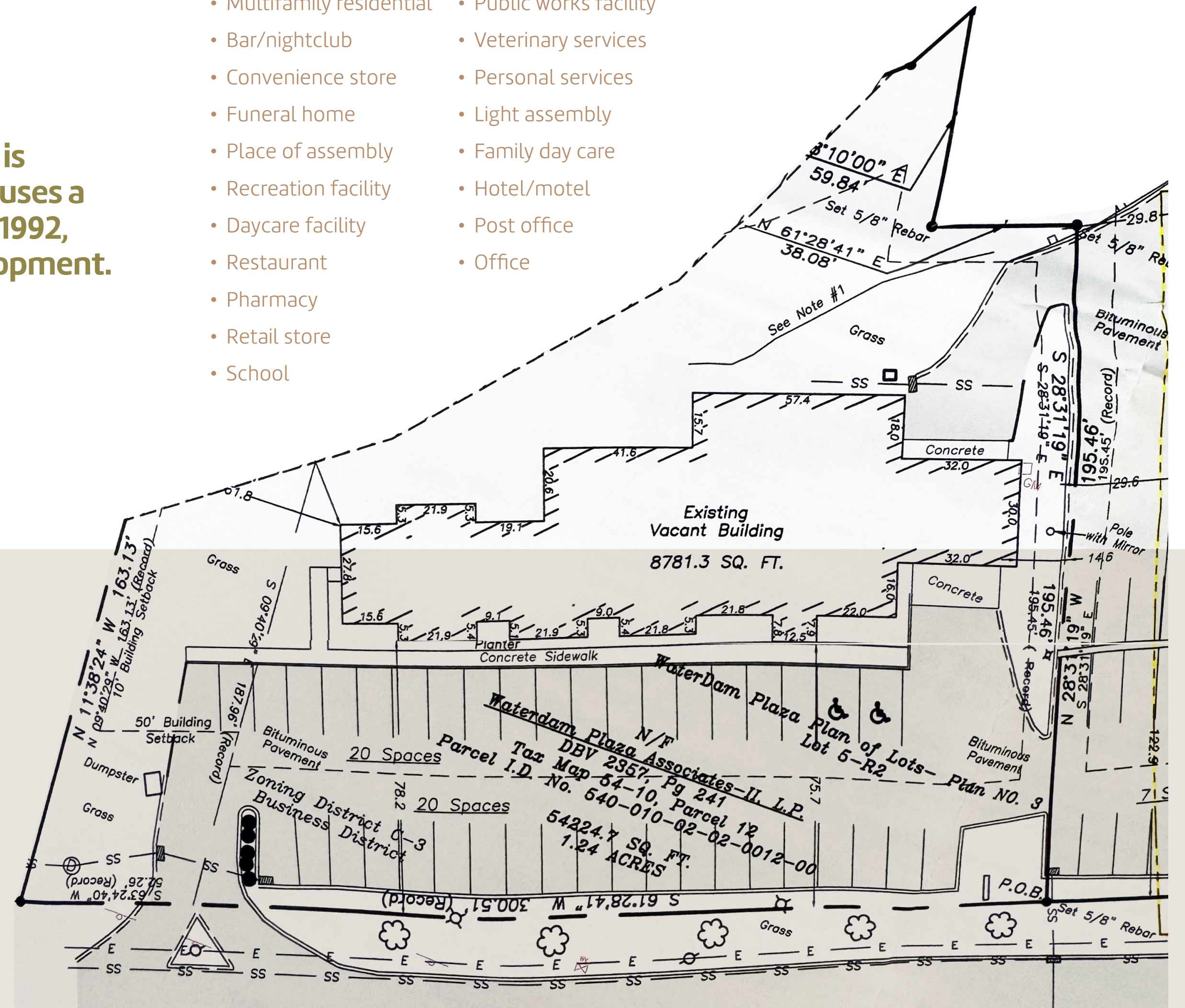
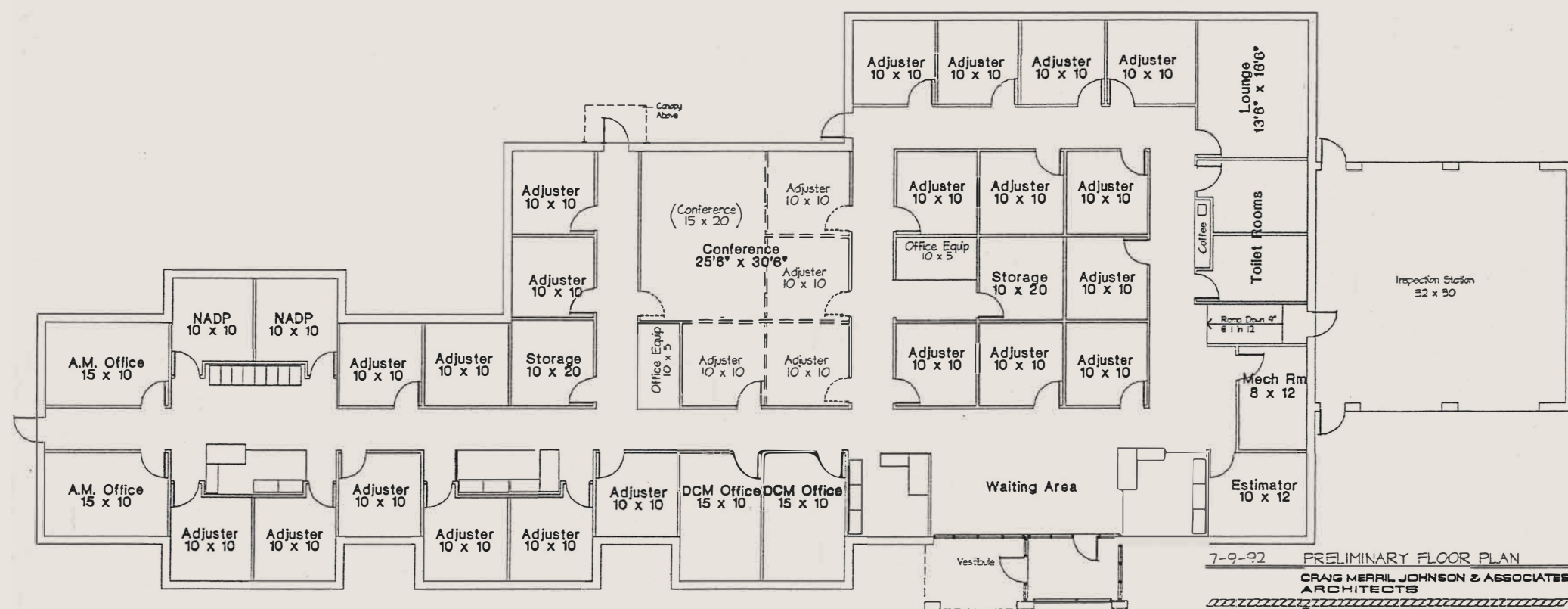
Floor & Site Plan

This site is zoned MA (mixed-use activity center) and is located on an approximately 1.24-acre parcel and houses a 8,784-square-foot building that was constructed in 1992, which could be demised to accommodate new development.

1075 Waterdam Plaza Drive's layout incorporates 32 private offices, 1 conference room, 1 lounge area, 2 storage rooms, and a reception space, private restrooms, multiple filing areas, a mechanical room, and a two-door garage.

List of Permitted Uses (MA Zoning)

- Multifamily residential
- Bar/nightclub
- Convenience store
- Funeral home
- Place of assembly
- Recreation facility
- Daycare facility
- Restaurant
- Pharmacy
- Retail store
- School
- Public works facility
- Veterinary services
- Personal services
- Light assembly
- Family day care
- Hotel/motel
- Post office
- Office



Photos

1075 Waterdam Plaza Dr.

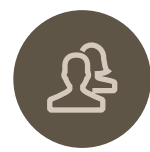
Clockwise from top left: entry facade, fenced-in play area, front-facing drive through doors, full building facade, rear-facing drive through doors, and paved side entry walkway



Area Amenities

Located on the fringe of McMurray's retail corridor, this property offers excellent proximity to a strong and diverse mix of local businesses and national retailers on a busy thoroughway that receives over 27,000+ vehicles in average daily through traffic.

3-Mile Radius Demographics



Population:
32,749



Average HH Income:
\$132,584



Total Businesses:
1,817



Total Employees:
20,802



WATERDAM PLAZA



This property is immediately adjacent to Waterdam Plaza's retailers, offering users at 1075 Waterdam Plaza Drive next-door access to several restaurants, retailers, and services, including the following:





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Contact our listing team for details!