



PROPOSED  
 



228 17,000 ADT

MARS AREA  
CENTENNIAL SCHOOL

QUALITY GARDENS, INC &  
THE BLOOM CAFE

FUTURE RESIDENTIAL

**SITE**  
SIENNA

ROUTE 228 & WEATHERBURN DRIVE | MIDDLESEX TOWNSHIP, PA

# SIENNA

AVAILABLE FOR LEASE



# PROJECT DETAILS

SIENNA • 50,000+ SF | PAD SITES | FOR LEASE





**AVAILABLE SPACE** Up to 50,000+ sq. ft. Inline Space with 4 Pad Sites

**TRAFFIC COUNTS** 17,000 ADT - 228

**PROPERTY HIGHLIGHTS**  
 Located on Route 228 Corridor - Commercial and mixed-used overlay district  
 Approved shopping center development  
 One of Greater Pittsburgh's highest growth corridors  
 Seeking tenants for retail, grocery, restaurant, financial services, childcare, and other uses

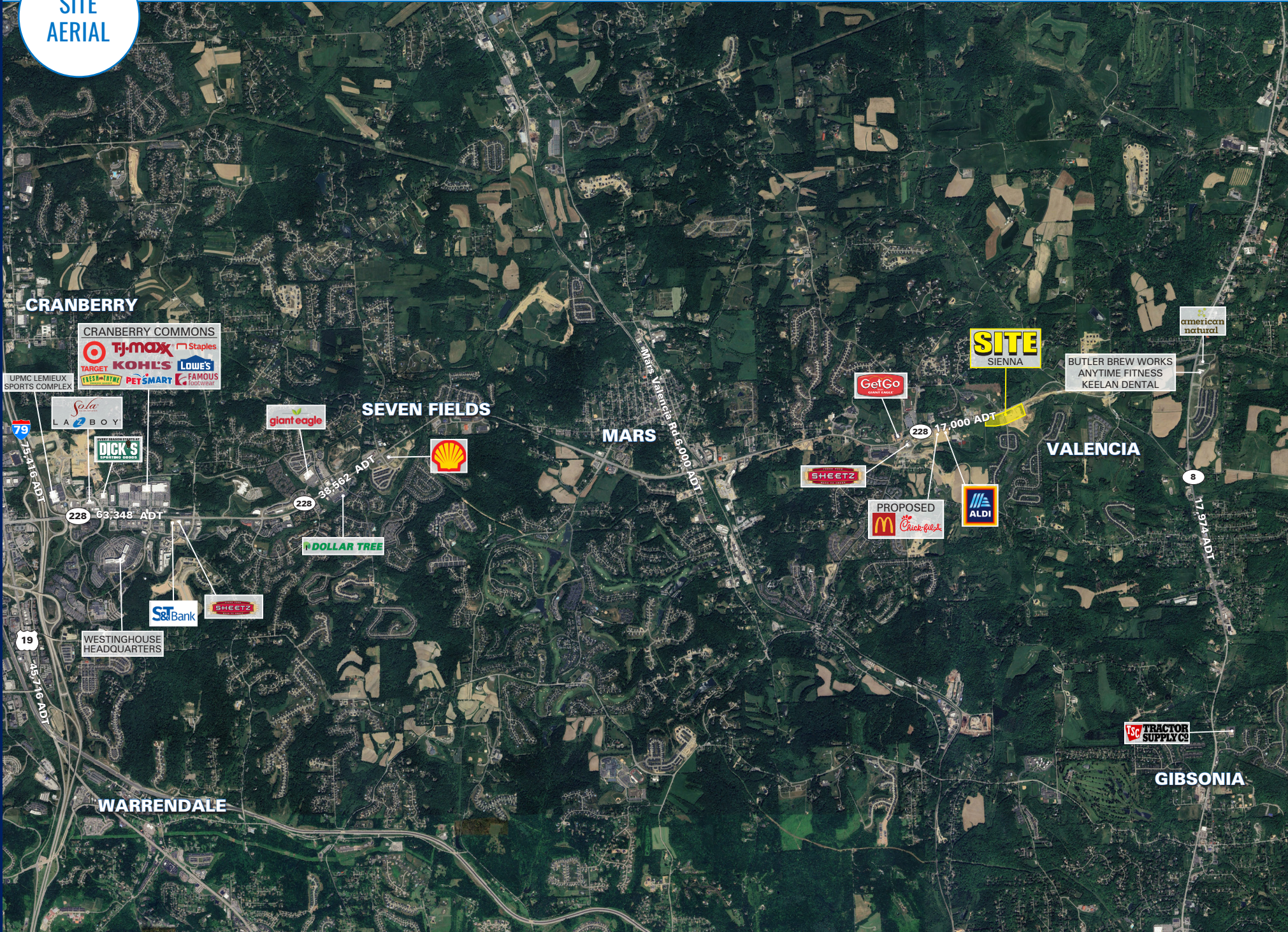
**COUNTY** Butler

**MARKET** Mars - Valencia  
 Middlesex Township

	3 MILE	5 MILE	7 MILE
 <b>POPULATION</b>	16,467	40,751	86,662
 <b>2020-2025 GROWTH</b>	8.1%	5.4%	2.7%
 <b>DAYTIME POPULATION</b>	13,635	32,378	100,666
 <b>MEDIAN HH INCOME</b>	\$106,945	\$127,222	\$128,212



SITE AERIAL



RESIDENTIAL DEVELOPMENT



SITE PLAN

PLAN CAN BE MODIFIED TO SUIT

**COMMERCIAL AREA B1**

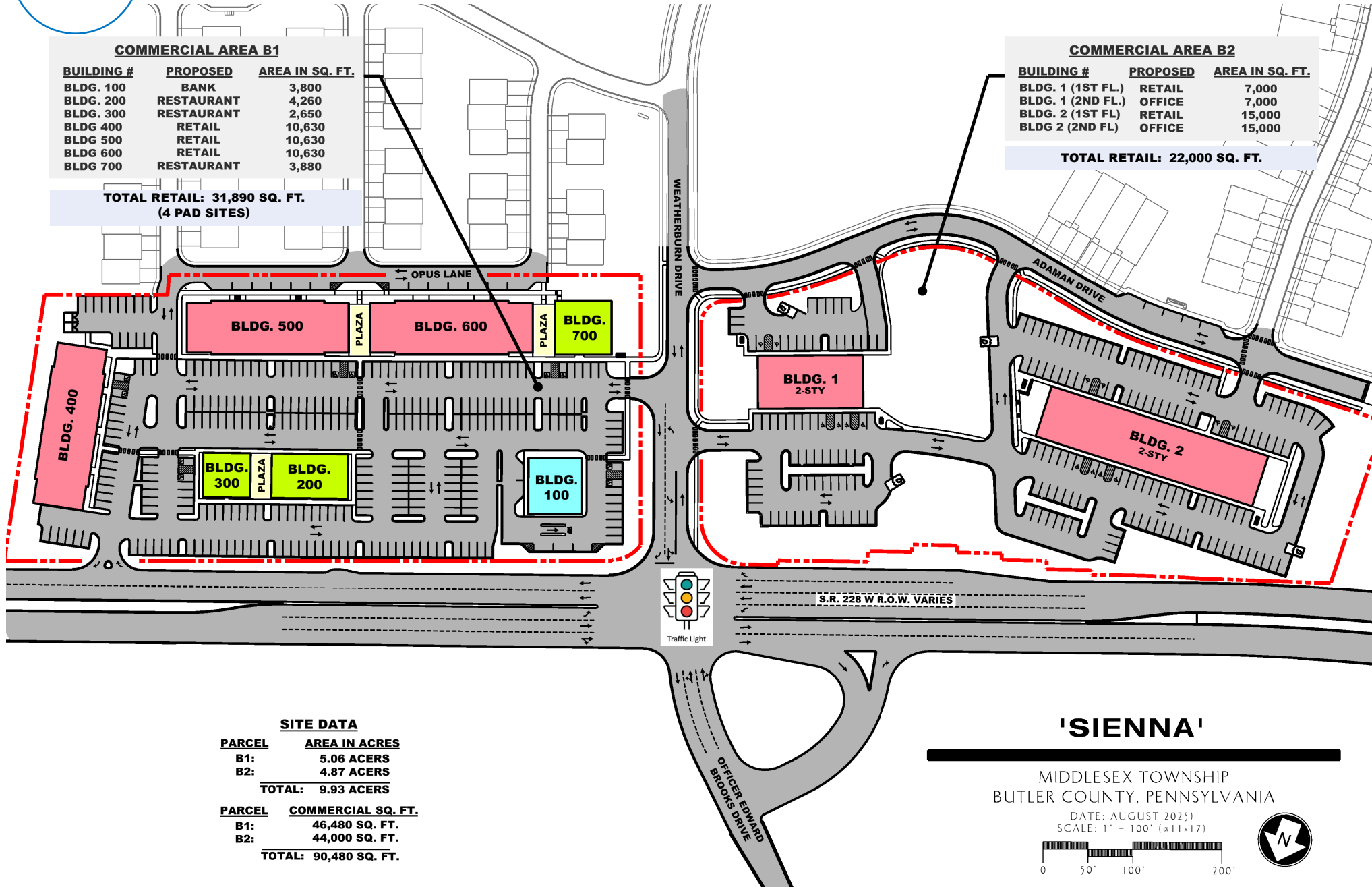
BUILDING #	PROPOSED	AREA IN SQ. FT.
BLDG. 100	BANK	3,800
BLDG. 200	RESTAURANT	4,260
BLDG. 300	RESTAURANT	2,650
BLDG. 400	RETAIL	10,630
BLDG. 500	RETAIL	10,630
BLDG. 600	RETAIL	10,630
BLDG. 700	RESTAURANT	3,880

**TOTAL RETAIL: 31,890 SQ. FT.**  
(4 PAD SITES)

**COMMERCIAL AREA B2**

BUILDING #	PROPOSED	AREA IN SQ. FT.
BLDG. 1 (1ST FL.)	RETAIL	7,000
BLDG. 1 (2ND FL.)	OFFICE	7,000
BLDG. 2 (1ST FL.)	RETAIL	15,000
BLDG. 2 (2ND FL.)	OFFICE	15,000

**TOTAL RETAIL: 22,000 SQ. FT.**



**SITE DATA**

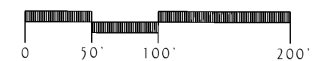
PARCEL	AREA IN ACERS
B1:	5.06 ACERS
B2:	4.87 ACERS
<b>TOTAL:</b>	<b>9.93 ACERS</b>

PARCEL	COMMERCIAL SQ. FT.
B1:	46,480 SQ. FT.
B2:	44,000 SQ. FT.
<b>TOTAL:</b>	<b>90,480 SQ. FT.</b>

**'SIENNA'**

MIDDLESEX TOWNSHIP  
BUTLER COUNTY, PENNSYLVANIA

DATE: AUGUST 2023  
SCALE: 1" = 100' (@11x17)



MIDDLESEX TOWNSHIP, PA

# SIENNA

**FOR LEASE | UP TO 50,000+ SF**

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**ORLANDO**  
**PITTSBURGH**

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PITTSBURGH, PA 15219

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**WEST PALM BEACH**

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