



1.9 ACRES | BETHEL PARK

391 MCMURRAY ROAD
BETHEL PARK, PA 15102

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South Park Road

McMurray Road



ADT: 16,900



PROPERTY INFORMATION

Property Summary
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LOCATION INFORMATION

Location Maps
Retailer Map
Demographics Map & Report

ADVISOR BIOS

Advisor Bio



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

391 McMurray Road
Bethel Park, PA 15102

ADT: 16,900

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	1.935 Acres
Price / Acre:	\$671,835
Zoning:	R-1 One Family Residential District; Subject to Change to C-1 or C-3
Market:	South Hills; Bethel Park, PA
APN:	0668-H-00025
Average Daily Traffic:	16,900

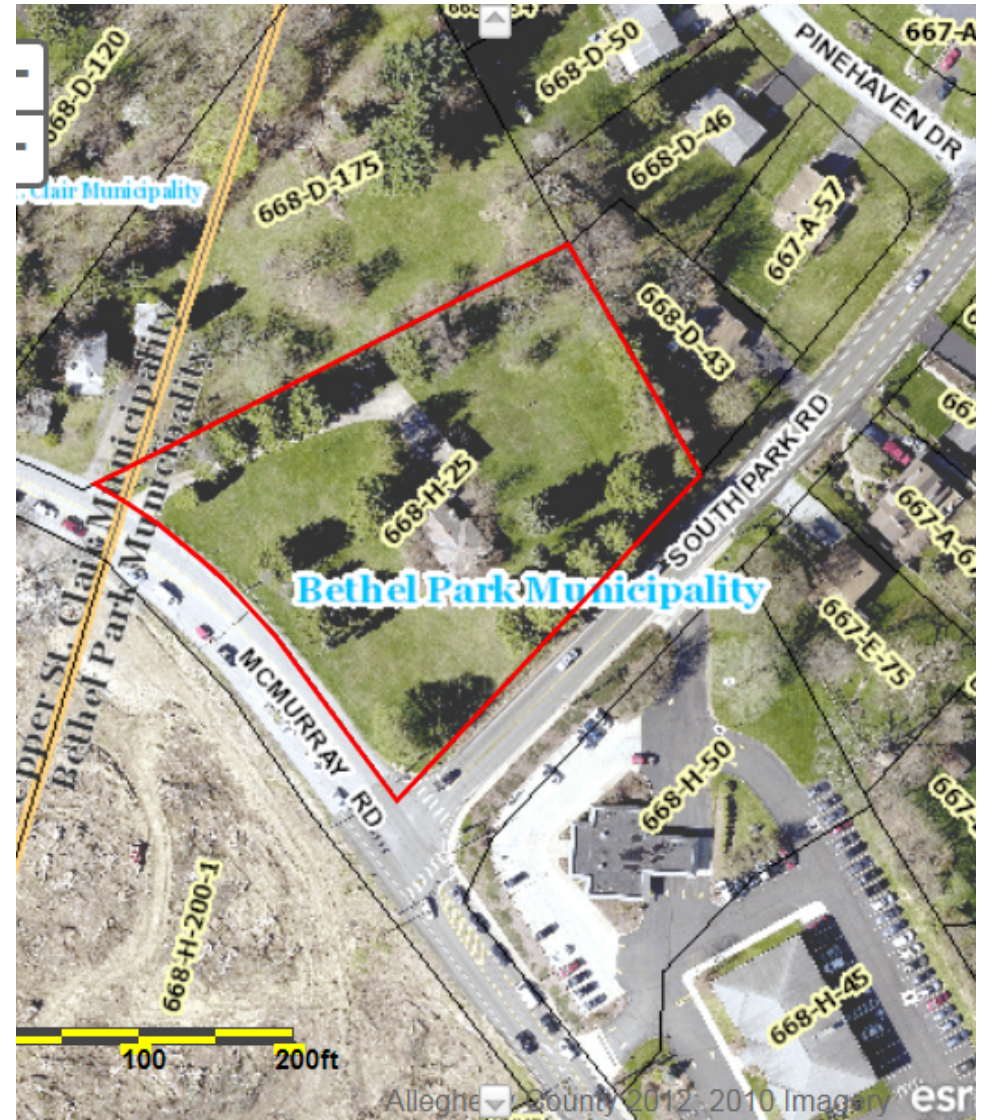
PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sale strong development opportunity at a prime corner of South Park Road and McMurray Road in Bethel Park Township, PA. This corner location is being marketed as a 2 acre, commercial development site, servicing the many roof tops in Bethel Park and Upper St Clair. An additional lot is available for sale next to this property should more land be required. Best redevelopment uses are for office, medical, retail or daycare.

PROPERTY HIGHLIGHTS

- Approximately 16,900 cars passing per day on McMurray Road
- Best redevelopment uses are for office, medical, retail or daycare.

Site Plans




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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

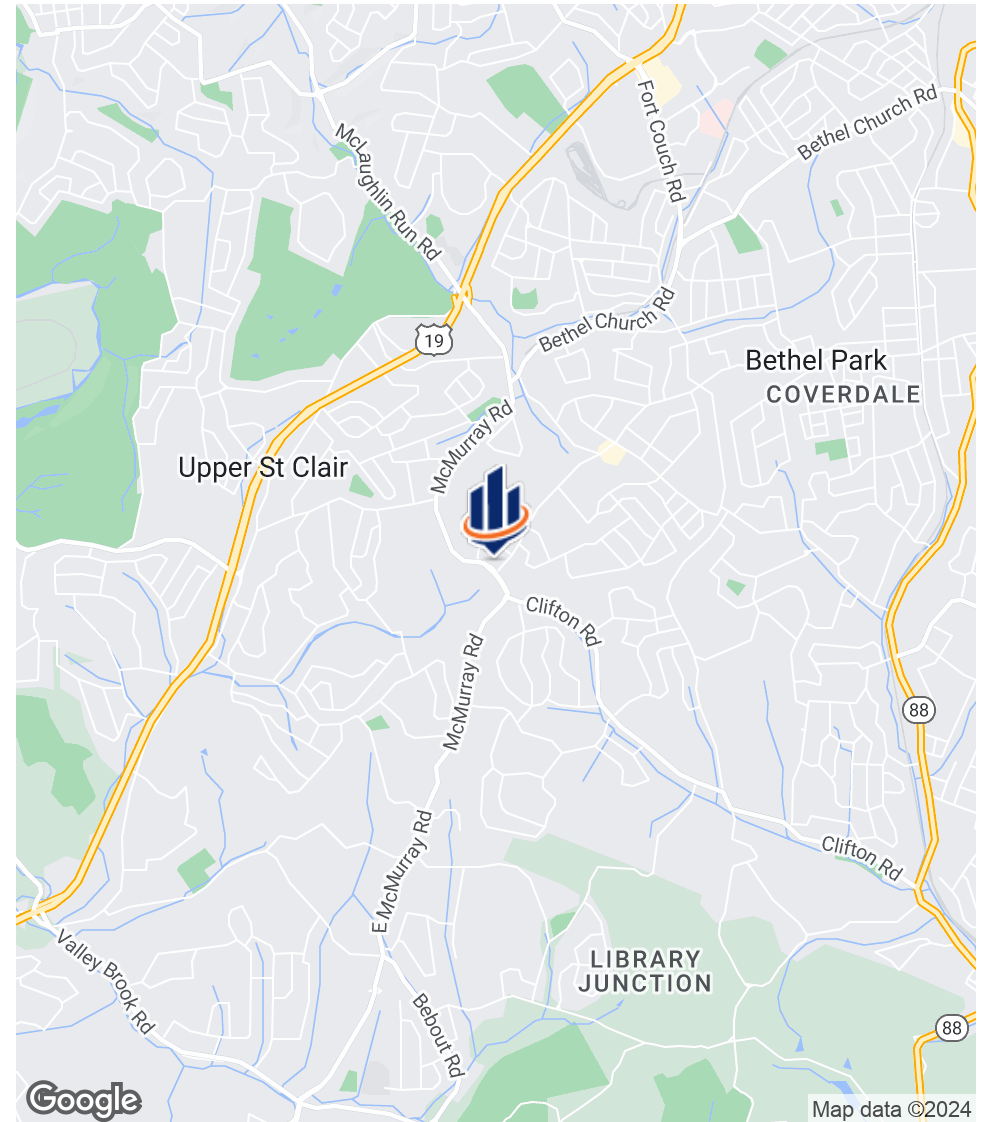
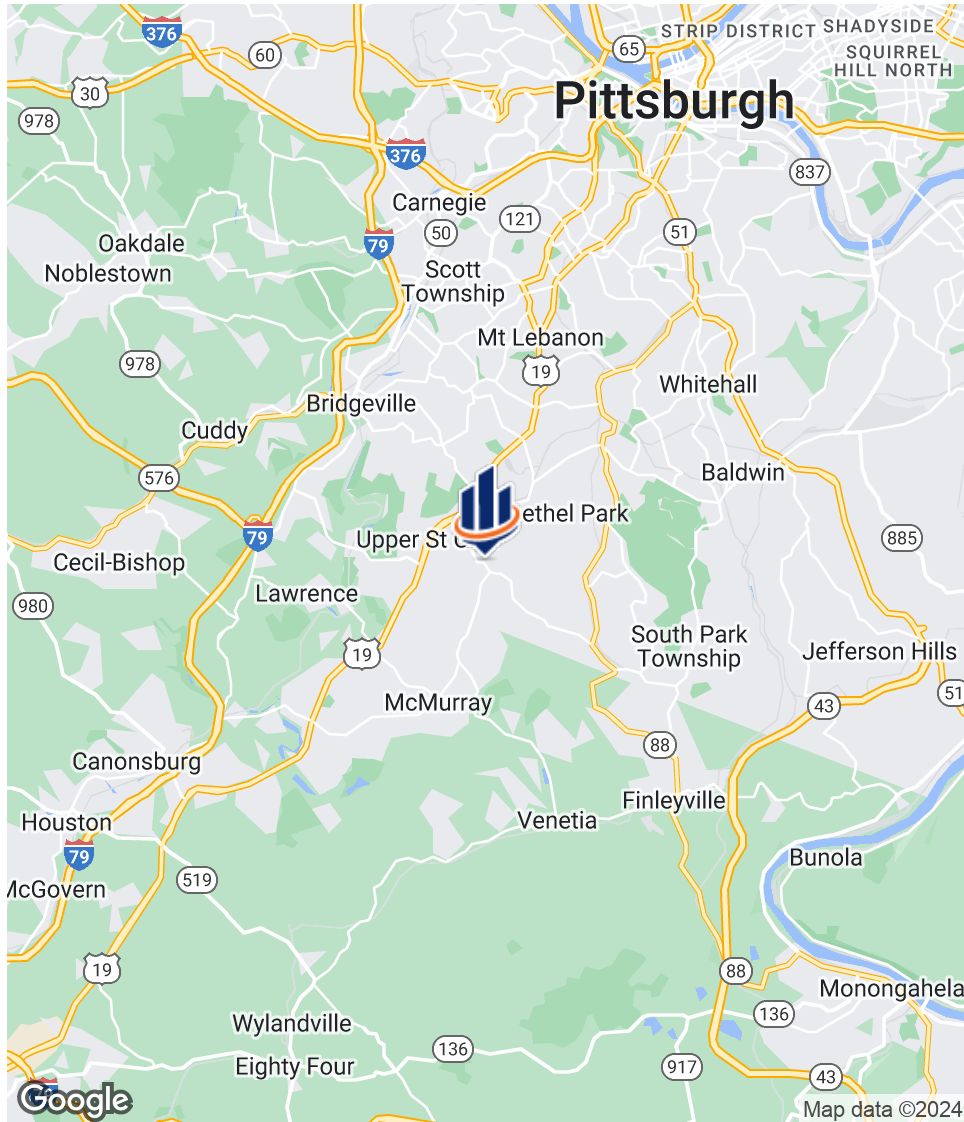
2 LOCATION INFORMATION

391 McMurray Road
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Location Maps



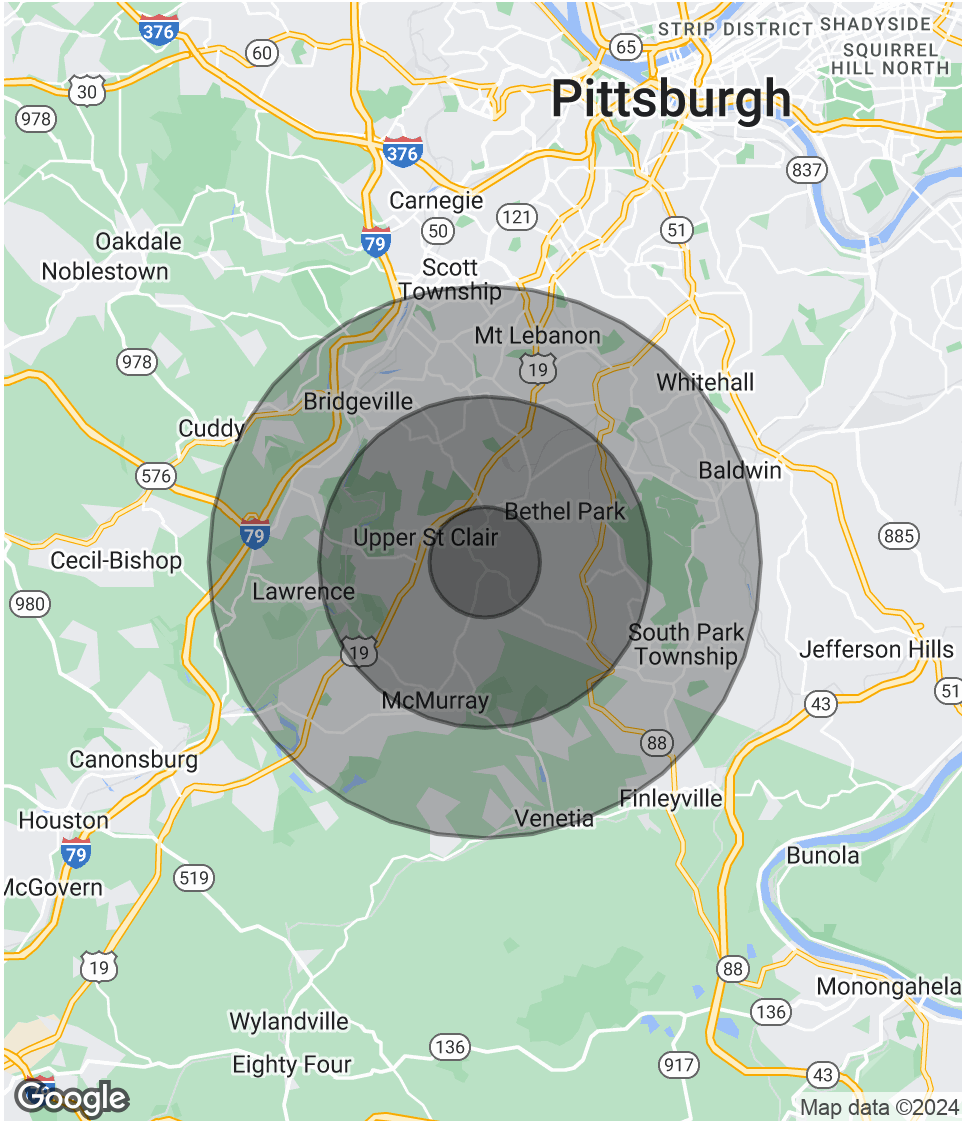
Retailer Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,611	60,930	160,825
Average age	43.3	44.5	44.5
Average age [Male]	42.2	43.1	42.4
Average age [Female]	44.6	45.8	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,154	23,081	64,078
# of persons per HH	2.7	2.6	2.5
Average HH income	\$110,259	\$103,015	\$93,916
Average house value	\$232,459	\$242,346	\$232,861

** Demographic data derived from 2020 ACS - US Census*



3 ADVISOR BIOS

391 McMurray Road
Bethel Park, PA 15102

ADT: 16,900

Advisor Bio



RICHARD L. BEYNON

Senior Advisor

rbeynon@svn.com

Direct: 412.536.5036 | **Cell:** 412.298.2236

PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 30 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

MEMBERSHIPS

BOARD OF DIRECTORS: Mr. Beynon is currently the chairperson for the Wesley Family Services Foundation. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and serves on both the Executive Committee and the Board for the PDP, and he a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

COMMITTEES: Mr. Beynon has chaired and served on many committees for the Pittsburgh Downtown Partnership, such as the Business Improvement District, Clean & Safe Committee Wi-Fi task force, Safety Ambassador Program, and Office and Retention task force. He is active in helping the Whale's Tale, the Women's Center and Shelter of Pittsburgh, ARC Allegheny, the Society of St. Vincent DePaul, Wesley Family Service Young Life Education Partnership, and fundraising for the American Cancer Society.

MEMBERSHIPS: Pittsburgh Downtown Partnership, Pittsburgh Executives Association, Entrepreneurs Organization, South Hills Country Club, and The Alternative Board TAB

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