

# FOR SALE

## SOUTH HILLS VILLAGE AREA LAND

NW Corner of Connor and Terrace Drive  
Pittsburgh, PA 15228 | Mt. Lebanon

- Extremely rare opportunity to acquire land in the most coveted section of the South Hills
- Ideally located within steps from the intersection of Washington and Connor Road
- 4.45 acres for sale with utilities to the property line
- Potential uses include: active adult senior apartments, schools, places of worship, and single family homes

**JOHN JACKSON**

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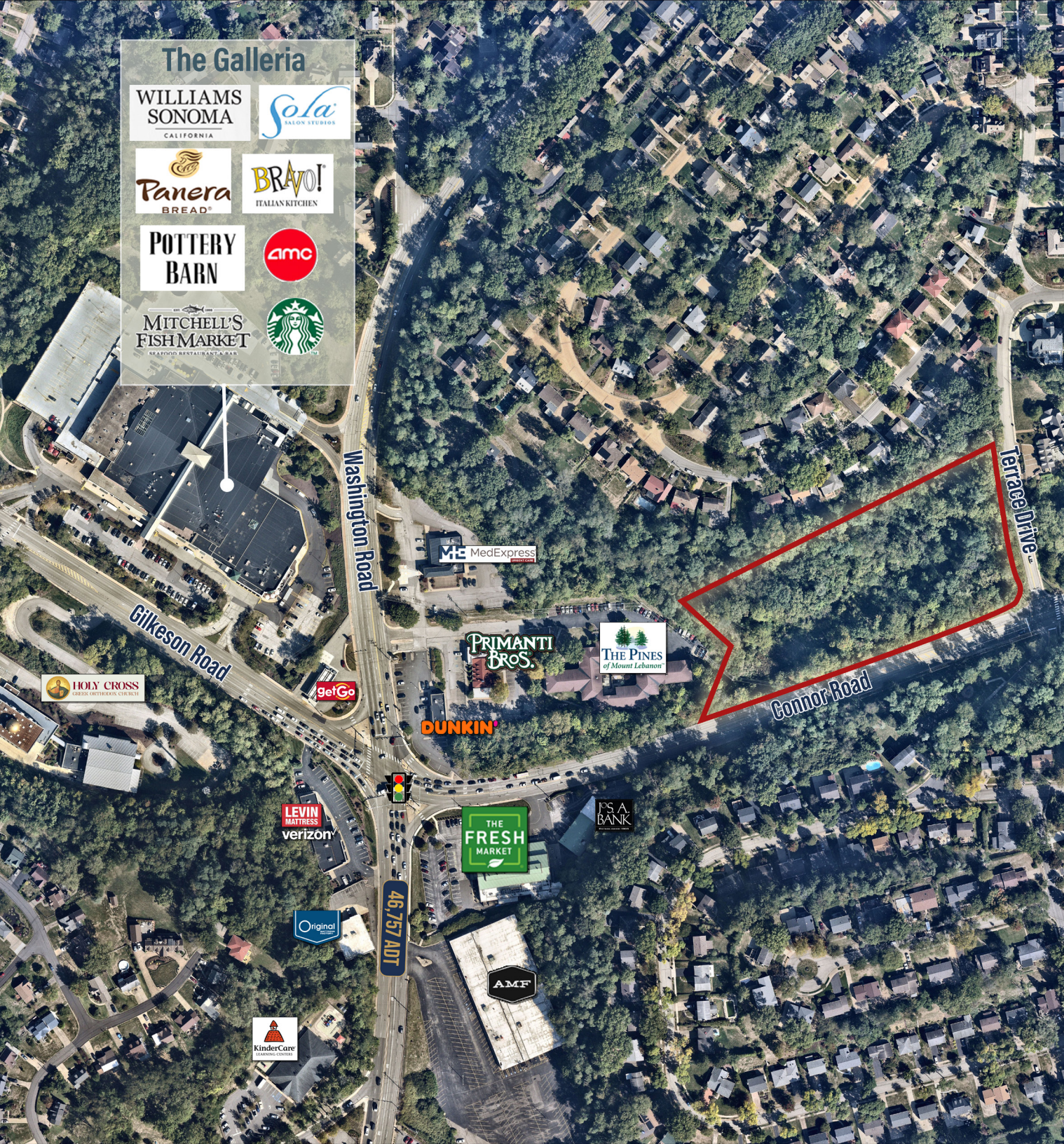
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|                              | 1 mile    | 3 miles   | 5 miles   |
|------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>            |           |           |           |
| 2024 Population              | 9,334     | 94,078    | 235,478   |
| 2029 Population - Projection | 9,182     | 93,511    | 233,778   |
| 2023-2028 Annual Population  | -0.33%    | -0.12%    | -0.14%    |
| <b>HOUSEHOLD INCOME</b>      |           |           |           |
| Average Household Income     | \$135,686 | \$146,071 | \$125,581 |
| <b>HOUSING VALUE</b>         |           |           |           |
| Average Home Value           | \$403,462 | \$368,767 | \$338,281 |
| <b>DAYTIME POPULATION</b>    |           |           |           |
| Daytime Population           | 12,551    | 83,499    | 202,300   |



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