



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# SOUTH FAYETTE TOWNSHIP

*Portfolio Lookbook*

A warm, orange-toned photograph of a young woman with long dark hair smiling broadly, looking towards a man whose back is to the camera. The man has a beard and is wearing a patterned shirt. The background is softly blurred, suggesting an indoor setting with warm lighting.

WELCOME TO  
**BOOM!**





# TOWN

*South Fayette Township*



**BEACON I**



**ABELE  
BUSINESS PARK**



**THE PIAZZA**



**BEACON II**



**BURSCA  
BUSINESS PARK**



**SHOPPES  
@ BURSCA**



WASHINGTON PIKE

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**SOUTH FAYETTE**  
TOWNSHIP  
A Community Growing Together



# ABOUT NAI BURNS SCALO

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We are inspired by our past, but more motivated by the future. At NAI Burns Scalo, we create dynamic, flexible collaboration centers that not only attract today's top talent but provide more of the luxuries they love. NAI Burns Scalo operates with luxury service first and foremost for all of our clients across the portfolio.

We own, operate, develop, manage, lease, and invest in a portfolio of more than 5 million square feet of commercial real estate. We are market makers who strive to create value and make a positive impact in every community we touch.

## ***NAI Burns Scalo in South Fayette Township***

With more than 700,000 square feet of commercial real estate in South Fayette Township, our suite options range from 200 square feet to 80,000 square feet. We have a team of four on-site field technicians dedicated to servicing the properties in the South Fayette portfolio.

# ***South Fayette Leasing Specialists***



**Nick Scalo** | 412.721.7300  
nscalo@burnsscalo.com



**Joe Sheerer** | 412.925.8356  
jsheerer@burnsscalo.com



Connect on Instagram

@burnsscalore

**NAI**Burns Scalo

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE







# ABELE BUSINESS PARK

**300,000 SF**

Located right off I-79, Abele Business Park offers a variety of flexible workspace solutions in a private campus setting encompassing over 300,000 square feet of office and flex products.

Single Story

Private Entrance

Private Restrooms

Built-To-Suit Options

Outdoor Meeting Benches

Outdoor Exercise Stations

Dock and Drive-In Door

## ***Nearby Amenities***

Dunkin' Donuts

Hampton Inn Hotel

The Piazza

T2 Fitness

Gateway Shops

TopGolf

Newbury Market



Business Park | Private Office Suites | Flex Space Options

# BURSCA BUSINESS PARK

***200,000 SF***

A campus just off Washington Pike, Bursca Business Park offers both warehouse and office opportunities of all shapes and sizes. Bursca has direct accessibility to I-79 at the Bridgeville Exit and Peters Township via Washington Pike.

Single-Story

Dock and Drive-In Door

Private Entrances

Built-to-Suite Options

Outdoor Benches

## ***Nearby Amenities***

Sheetz

Starbucks

Modwash

GetGo

Aldi

Chipotle

Shoppes @ Bursca

Ivybrook Academy

Business Park | Private Office Suites | Flex Space Options











# BEACON I

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**80,000 SF**

Beacon I is a solar-powered, Class A office building situated on top of the hill inside Abele Business Park. Beacon I is ideal for companies looking to upgrade their office to attract and retain employees and clients.

High-End Suites

Views Of South Fayette

Furniture Available

Solar Panel Powered

Four Floors

## ***Nearby Amenities***

Dunkin' Donuts

Gateway Shops

Hampton Inn Hotel

TopGolf

The Piazza

Newbury Market

T2 Fitness

Luxury Class A Office



# BEACON II

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**80,000 SF**

Beacon II is a sister building to Beacon I, mimicking the Luxury Class A office building vibe and experience. Beacon II is also comprised of four floors and views overlooking I-79 and beyond, ideal for company signage.

Fitness Center

Showers and Locker Rooms

Upscale Lobby and Entertaining Space

Collaborative Meeting Areas

Signage Opportunities

In Abele Business Park

## ***Nearby Amenities***

Dunkin' Donuts      Gateway Shops

Hampton Inn Hotel      TopGolf

The Piazza      Newbury Market

T2 Fitness

Luxury Class A Office

14













# SHOPPES @ BURSCA

**14,000 SF**

The Shoppes @ Bursca is a luxury, Class A retail and restaurant plaza, located on Washington Pike. It sits at the front door of Bursca Business Park, and adjacent to Sheetz. This plaza has ample parking with 120 parking spaces available.

Fyzical Therapy and Balance Center

Pizza Hut Express

New Dragon Chinese Restaurant

Atelier Salon

Illuminated Storefront Facade Signage

Ivybrook Academy

## ***Nearby Amenities***

Sheetz

Bursca Business Park

Modwash

Starbucks

Chipotle

Aldi

Retail and Restaurant Destination

# THE PIAZZA

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**49,000 SF**

The Piazza, situated directly off of I-79 at the front door of Abele Business Park, is a 49,000 SF restaurant, retail, and entertainment destination. This highly-demanded development provides South Fayette residents and visitors with relaxing green spaces and water features.

## ***Current Tenants***

Firebirds Wood Fired Grill

Primanti Bros.

European Wax Center

IMAGE Studios

Bartram House Bakery

More to Come!

Raising Cane's

Retail and Restaurant Destination









*New energy in*  
**SUBURB**



A photograph of two men sitting at a table in a restaurant. The man in the foreground, on the left, is smiling broadly and looking towards the right. He has a beard and is wearing a light blue denim shirt with dark suspenders. He is holding a knife and a glass of orange juice. The man in the background, on the right, is out of focus and looking down. The background shows warm, ambient lighting from hanging lamps. The text "n the" and "BS." is overlaid on the left side of the image.

n the  
BS.

# SOUTH FAYETTE AMENITIES

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**41+**

RESTAURANTS

**8**

BANKS/TELLERS

**14+**

HEALTH &  
WELLNESS

**4**

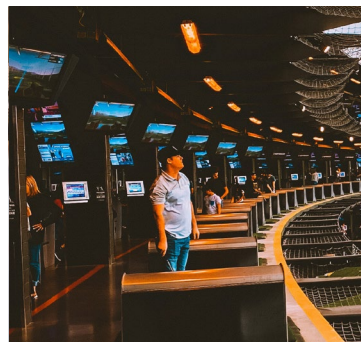
GROCERY  
STORES

**10+**

ENTERTAINMENT/BARS

**2**

HOTELS



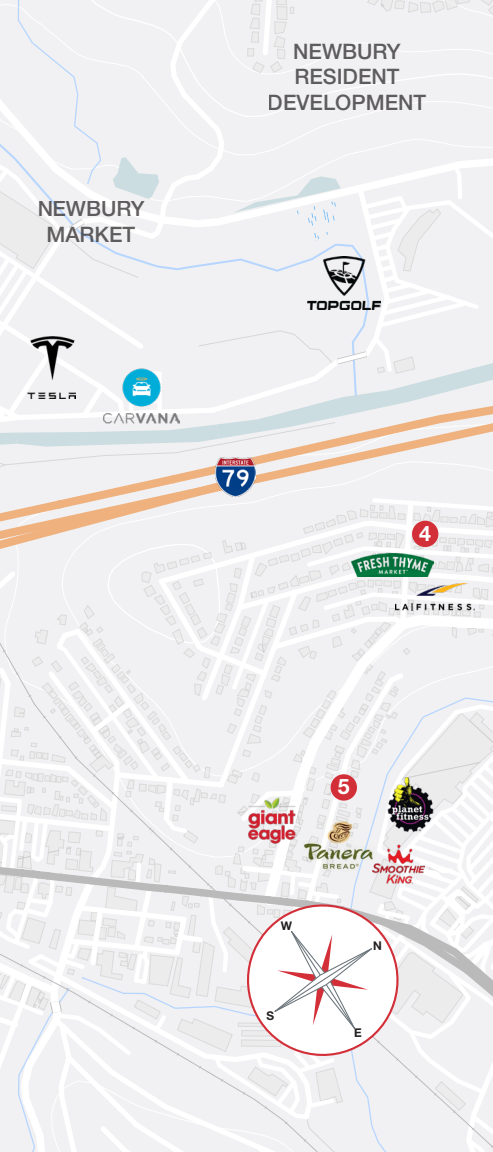






**INFRASTRUCTURE  
WIDENING 2022**





# NEARBY AMENITIES

## 1 ***Crossing at South Fayette***

Jimmy John's, Brentwood Bank

## 2 ***Gateway Shops***

AT&T, Mt. Lebanon Dermatology, King Orthodontics, Envy Nail Spa

## 3 ***Washington Pike***

Burgh's Pizza & Wings Pub, Armstrong's Express, The Crafty Jackalope, First Commonwealth Bank, Bridgeville Appliance, Railyard Grill & Tap Room, La Bella Bean Coffee, Cucina Bella, OTG Hastings

## 4 ***Great Southern Shopping Center***

HomeGoods/TJ Maxx, Texas Roadhouse, Wendy's, Dunkin', Jersey Mike's, Arby's, Party City, Lowe's

## 5 ***Chartiers Valley Shopping Center***

Home Depot, Dunham's Sports, Chuck E. Cheese, Sonic Drive-In, First National Bank, Bob Evans

# LOCATION PERKS

Free On-Site Parking for all  
South Fayette Properties

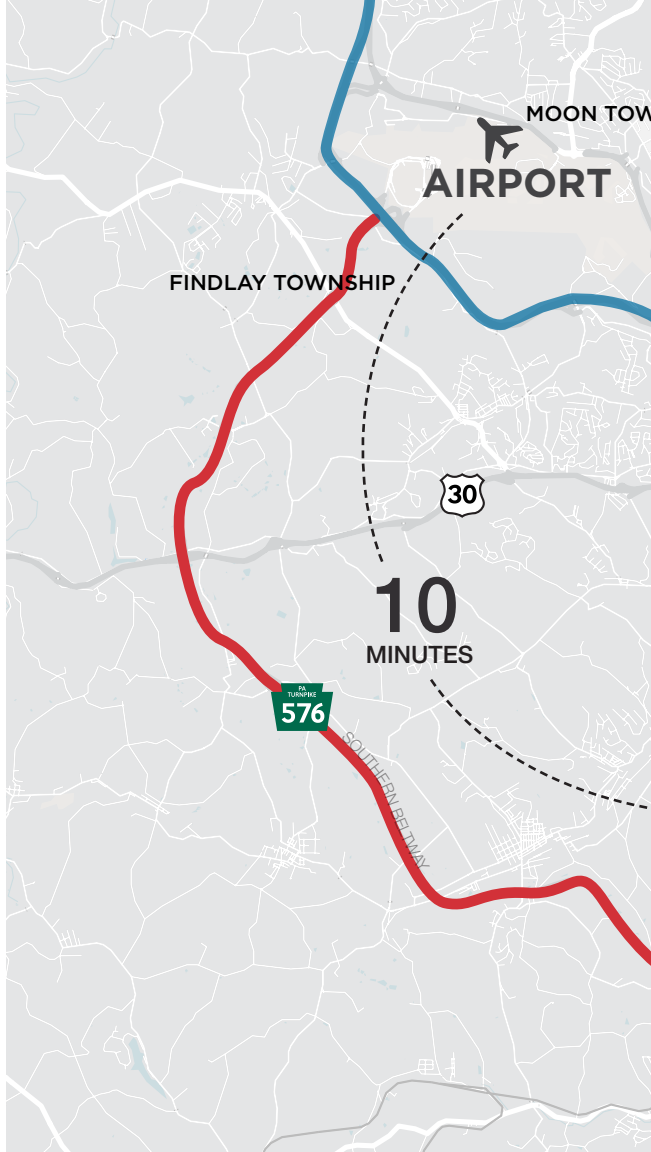
Interstate 79 (South  
Fayette/Bridgeville Exit)

State Route 50/  
Washington Pike

PA Turnpike Southern  
Beltway, with ramp from  
Route 50

20 Minutes to Downtown

10 Minutes to Airport





YNSHIP

NEVILLE ISLAND

ROBINSON  
TOWNSHIP

20  
MINUTES

  
**PITTSBURGH**

SCOTT  
TOWNSHIP

MOUNT LEBANON

WHITEHALL

BALDWIN

27

  
**SOUTH  
FAYETTE**

BRIDGEVILLE

UPPER ST. CLAIR

BETHEL PARK



SOUTHERN BELTWAY

# DEMOGRAPHICS

## *Within 15 Minutes of South Fayette*

Estimated Population: 137,100

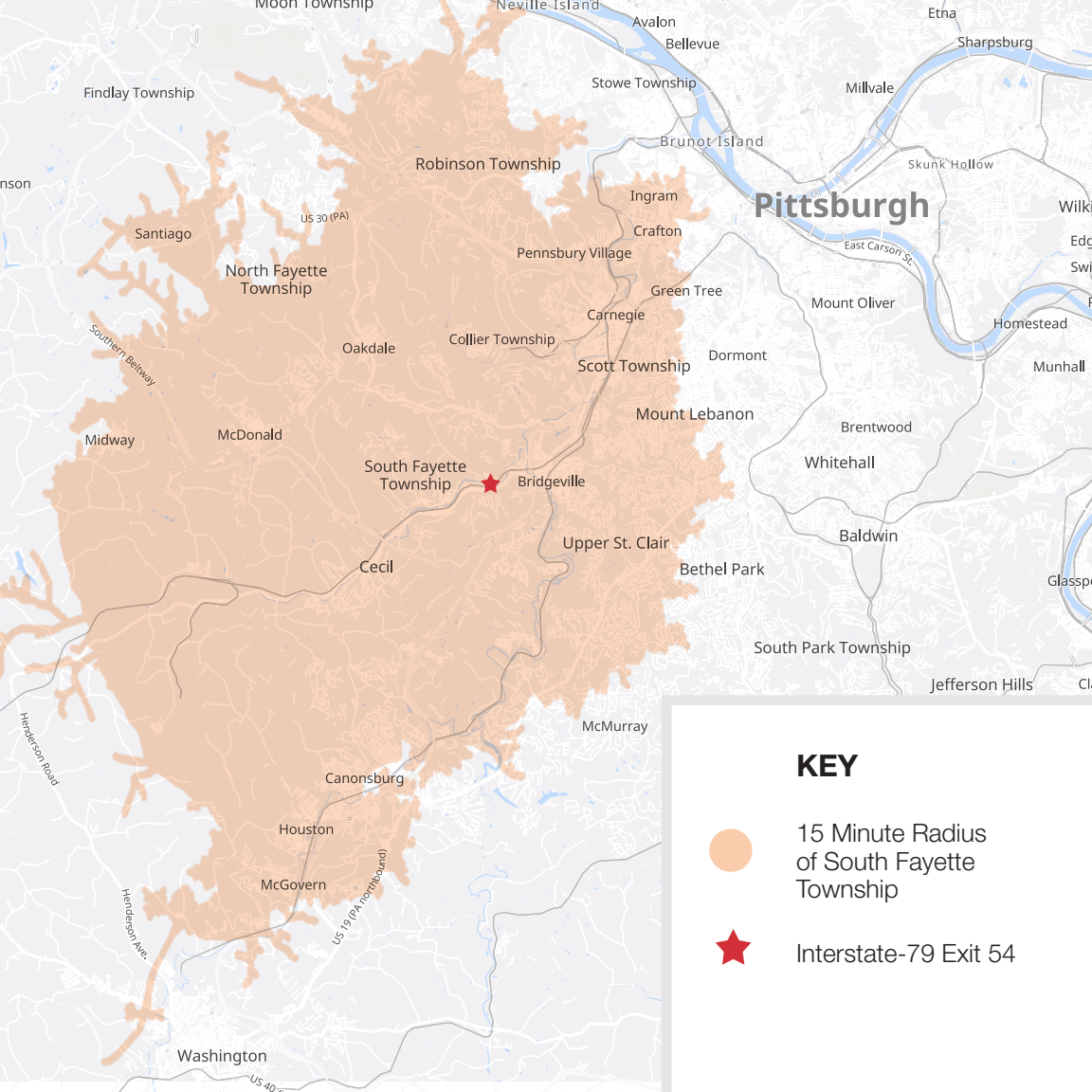
Estimated Households: 59,000

Average Household Income: \$112,700



Daytime Population: 147,900

***South Fayette is consistently rated the #1 school district in the county.***





**KEY**

-  15 Minute Radius of South Fayette Township
-  Interstate-79 Exit 54

# THE EXPERIENCE DOES NOT END AT LEASING.

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*Burns Scalo Management continues to serve you no matter where your business is located in our portfolio.*





A photograph of a man and a woman in an office setting. The man, in the foreground, is smiling and looking down. The woman is partially visible on the left, also smiling. The background shows office shelves and a window with a warm, orange-toned light.

## ***Don't just take our word for it.***

"Jimmy Sims has always promptly and courteously worked with us to solve any facility issue we might have and a great reason we have continued to lease in the Abele Business Park."

**– James & Dae M.**  
Propulsor Technology Inc

"Special thanks to Josh for getting everything done and always treating us like this job was top priority! Our space was completely transformed."

**– Beth K.**  
CONSOR Engineers, LLC

"Reggie has amazing attention to detail, disinfects, cleans, checks glass for spots, always offers to help and asks if we need anything. It is a joy when we see him in our building and I know it gives our employees and guests a sense that they are being taken care of and sanitization is a priority. Thank you always for taking care of our space!"

**– Patty S.**  
Waldron Private Wealth

# WALDRONTOWN Burns Scalo

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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