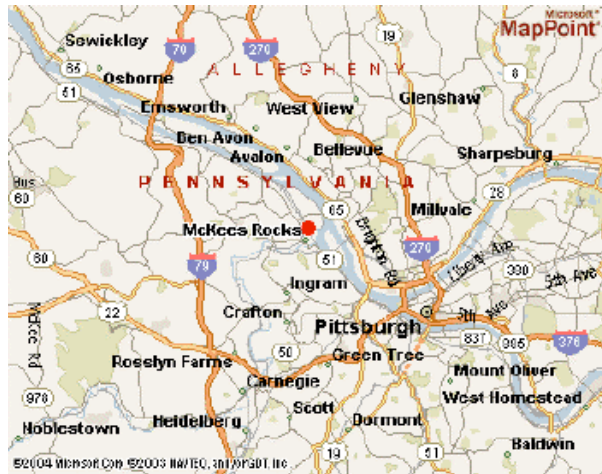


Opportunity ROCKS!

McKees Rocks, Pennsylvania

The Perfect Location for 21st Century Living and Business



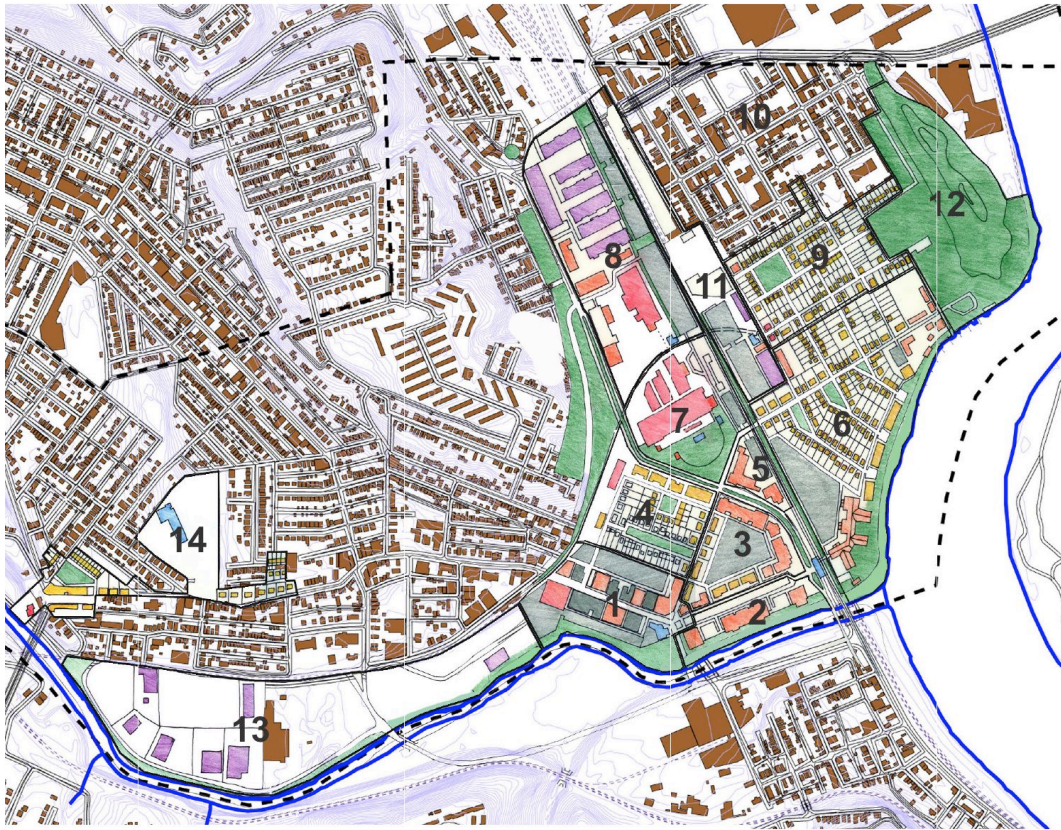
- Proximity to both Downtown Pittsburgh and the Pittsburgh International Airport
- One mile of riverfront with excellent view of downtown skyline.
- Plentiful workforce housing in viable neighborhoods
- Cultural Heritage
- Architecturally astounding buildings as well as other significant buildings and landmarks.
- Successful businesses and organizations with regional reputations
- Small town scale
- Strong Municipal Management



Designated by Pennsylvania Dept. of Community and Economic Development (PA DCED) as:

- **Community Action Team (CAT) community**
- **Enterprise Zone**
- **Keystone Innovation Zone**

McKees Rocks Developments 2006-2020



Target Area Map

- 1. Old Town Business District
- 2. Creekside Office Park
- 3. New Town, South
- 4. New Town, North
- 5. Central Market Area
- 6. Rocks Riverfront
- 7. P&LE Complex
- 8. Bridge Business Park
- 9. New Bottoms
- 10. Old Bottoms
- 11. Bottoms Business Park
- 12. The Indian Mound
- 13. Thompson Industrial Park
- 14. Chartiers Corridor and Five Points

Location	Use	Retail Area	Office Area	Central Government Area	Industrial Area	Recreational Use (Acres)	Residential Use (Units)
Area 1	Traditional Business District	75,000	12,000			35	
Area 2	Creekside Office Park		152,000				
Area 3	New Town South	8,500	273,000			22	
Area 4	New Town North		43,000			84	51
Area 5	Central Market Area	25,000					
Area 6	The Rocks Riverfront	25,000	75,000	35,000		174	125
Area 7	P&LE Complex		14,000		140,000		
Area 8	Bridge Business Park		200,000		200,000		
Area 9	The New Bottoms					12	121
Area 10	The Old Bottoms						50
Area 11	The Bottoms Business Park				80,000		
Area 12	The Indian Mound				140,000		
Area 13	Thompson Industrial Park						17
Area 14	Chartiers Corridor / Five Points	7,000				74	17
All Areas		128,000	794,000	180,000	470,000	304	369



597 Chartiers
Project Cost: \$800K
Open: 2009



602 Chartiers
Project Cost: \$1.2M
Open: 2010



Roxian Theater
Project Cost: \$1.9M
Open: 2008



Father Ryan Cultural Center
Project Cost: \$4.1M
Open: 2008

..AND JUST RE-OPENED!



Hollywood Music at 601 Chartiers Avenue!

Plaza (Shoppes at Chartiers Crossing)
Project Cost: \$10M
Improvements Start: 2007



Chartiers Crossing

AT MCKEES ROCKS

www.mckeesrocks.com

The Borough's Strategic Plan, completed in 2003, has already generated success in the newly branded "Chartiers Crossing" downtown district (Target Areas 1 and 2 on map), which includes the 1,500 seat Roxian Theater, and \$4.1M Father Ryan Arts Center in addition to existing anchor businesses such as Hollywood Music and Grimes Furniture. Next Phases of development include the Rocks Riverfront and P&LE Complex (Target Areas 6,7, and 8 above).

The Next Phase: Target Areas 6,7, and 8



Target Areas 6 (building cluster at lower right) 7 (Parcel C), and 8 (Parcel D) offer 150 acres of unique mixed-use development opportunity combining riverfront property with anchor buildings such as the landmark 300,000 sq ft former P&LE locomotive shop (below), all within a short walk of each other and the Chartiers Crossing downtown district. McKees Rocks Community Development Corporation (MRCDC) is currently spearheading site assembly and preparation.

- 3 miles from Downtown Pittsburgh
- 10 miles from Greater Pgh Int Airport
- 1 mile to I 79, I 279
- 22,000 traffic count from the north entrance (McKees Rocks Bridge)
- 17,000 vehicles daily from the South entrance (Carson Street)

For more information, contact Taris Vrcek at (412) 608-6765 or tvrcek@mckeesrocks.com



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“Grow With Us”