



▲ Property outlined in green · Brighton Township at I-376 Interchange, Beaver County, Pennsylvania

ZONING
C-2 Mixed-Use

MUNICIPALITY
Brighton Twp.

COUNTY
Beaver County, PA

INTERSTATE
I-376 Access & Visibility

PROPERTY TYPE
Commercial & Mixed-Use Land

STATUS
Priced to Sell

COMMERCIAL & MIXED-USE DEVELOPMENT OPPORTUNITY

A Premier Development Site at the Heart of Beaver County

Rarely does a site combine this level of **visibility, accessibility, and zoning flexibility** in one package. Positioned just one exit north of the Beaver, PA county seat and one exit north of the Shell Cracker Plant, this Brighton Township parcel sits at the crossroads of regional commerce and outstanding opportunity.

The property enjoys **significant frontage and direct access to the Brighton Township exit of Interstate 376** — providing the kind of prime exposure that commercial and mixed-use developers actively seek. The topography is favorable for development, reducing site preparation complexity and cost.

Zoned **C-2 Mixed-Use**, the permitted use list is impressively broad — from retail, restaurants, and medical offices to hotels, banquet facilities, and residential components within a mixed-use plan. Conditional uses extend further to include light industrial, warehousing, distribution, and flex space.

This is a priced-to-sell opportunity in one of Western Pennsylvania's most strategically located suburban corridors. Contact Ed McClory today — and see Page 2 for the complete zoning breakdown and site photography.



Aerial View — Property Boundary (green outline)



Regional Context — I-376 Corridor & Interchange Proximity

VISIT MY WEBSITE · SEE PAGE 2 FOR COMPLETE ZONING DETAIL & SITE PHOTOGRAPHY

www.LandAdvisor.Land

SITE PHOTOGRAPHY — GROUND LEVEL VIEWS



C-2 MIXED-USE ZONING — PERMITTED & CONDITIONAL USES — BRIGHTON TOWNSHIP, BEAVER COUNTY, PA

PERMITTED USES INCLUDE:

- ✓ Banks & Financial Services
- ✓ Banquet Facilities & Event Venues
- ✓ Hotels & Motels
- ✓ Medical Offices & Clinics
- ✓ Restaurants & Food Service
- ✓ Retail Sales & Personal Services
- ✓ Daycare Centers
- ✓ Places of Worship & Public Uses
- ✓ Residential (mixed-use plan)
- ✓ Essential Services & Public Uses

CONDITIONAL USES INCLUDE:

- ◆ Light Industrial
- ◆ Warehousing & Distribution
- ◆ Flex Space
- ◆ Additional uses per C-2 Ordinance

Contact Ed for complete C-2 zoning ordinance.

CONTACT YOUR LAND & DEVELOPMENT SPECIALIST



Ed McClory

LAND & DEVELOPMENT SPECIALIST

Direct: **(412) 651-6394** Address: **Coldwell Banker Realty / CBC Realty**
 Office: **(610) 342-5693** 9600 Perry Highway, Suite 100
 Email: **ed.mcclory@cbrealty.com** Pittsburgh, PA 15237
 License: **PA RS 320590**

VISIT MY WEBSITE
www.LandAdvisor.com

