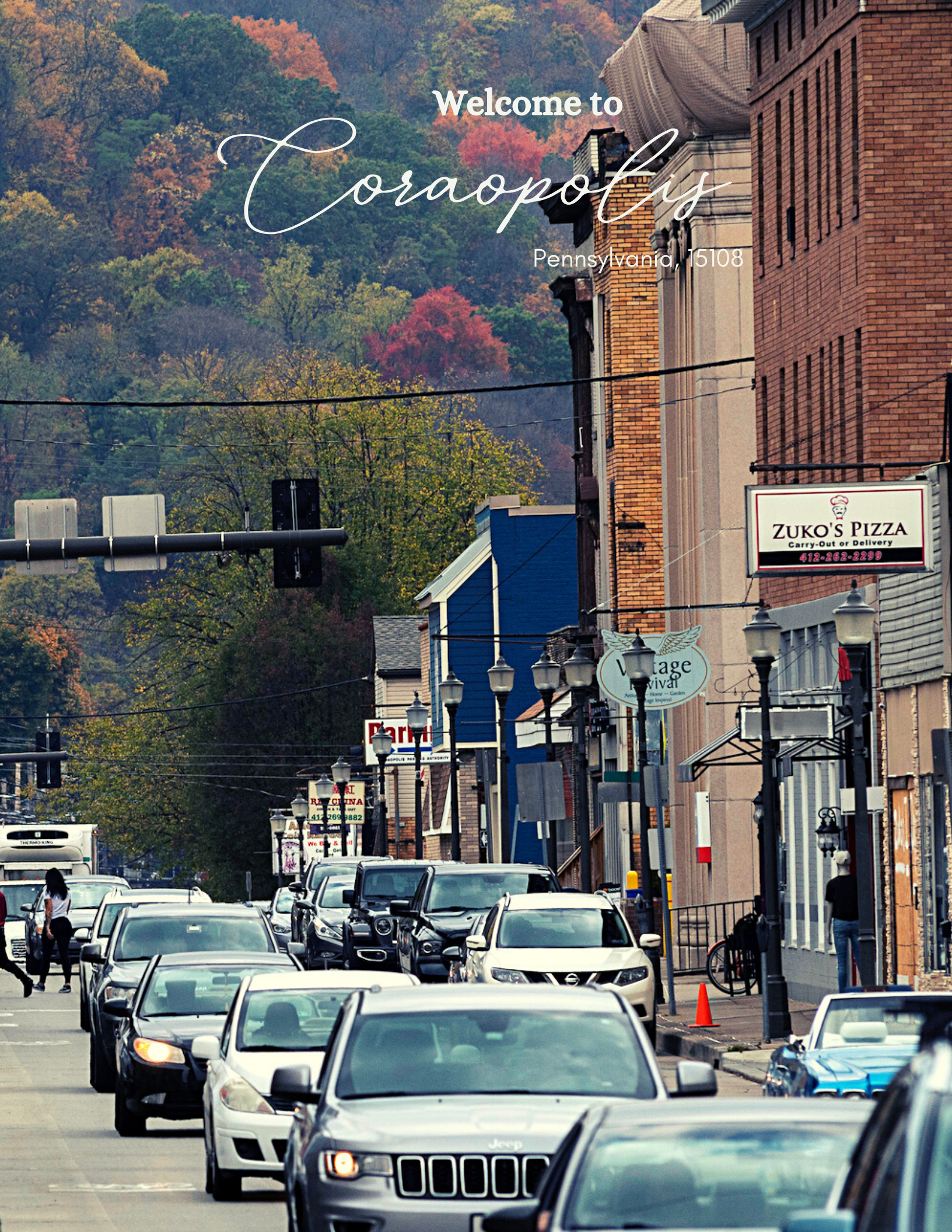


Welcome to

Coraopolis

Pennsylvania, 15108



ZUKO'S PIZZA
Carry-Out or Delivery
412-262-2299

Village
Revival
Antiques - Home - Garden
Vintage Reprints

RENTAL
412-269-9882

Part
CORAOPLIS PARK & RECREATION

THE BIRD KING

**Coraopolis
Business & Economic
Development Team**

Brian Diggins
Birch Holdings LLC

Michael Dixon
Mayor of Coraopolis
Aderant

Dr. Noah Eger
The Eger Eye Group

Shawn P. Reed
TrueSense Marketing

Eric Rice
Rice Pegher Capital LLC

Vincent A. Tucceri, Esq.
Gaitens, Tucceri & Nicholas, P.C.



The Eger Eye Group



coraopolis community development



Coraopolis, Pa.
1 5 1 0 8

Dear Friend,

Thanks for your interest in Coraopolis! We are glad you came across our charming river town in the Western suburbs of Pittsburgh during this important time in its history. The Eger family has proudly owned and operated businesses in Coraopolis since the 1920s. Our business district has a concentration of more than 220 small businesses, a mixture of new and old across many industries. As we come out of a global pandemic, the commercial corridor is in the midst of a revitalization, growing stronger than ever with more than a dozen new businesses opening their doors between 2020 and 2021 - and more on the docket this year.

Entrepreneurs have good reason to believe in this town: the development of the Allegheny Health Network Montour Health + Sports Medicine Center on Route 51 will feed thousands of people directly into the mouth of Coraopolis; the town's leadership is progressive and collaborative; there is a camaraderie between business owners that allows us all to succeed; and a buzzing, vibrant community life exists between nonprofit organizations, schools, churches, and civic groups. Those who put down roots here cite the small-town feel, friendly neighbors, and sense of community. We invite you to see these special qualities for yourself and explore the many services, resources, and events offered by the Borough of Coraopolis, Coraopolis Community Development Corporation, and the Coraopolis Business Association. And please feel free to contact me directly - I would love to show you around personally.

Sincerely,

Noah M. Eger, O.D., F.A.A.O.
The Eger Eye Group, P.C.
1501 State Avenue
412-264-8830
www.EgerEye.com

AT A GLANCE

Coraopolis, Pa.

1 5 1 0 8

Community



Population: 5,424
Households: 2,805
Med. Income: \$43,145
Med. Home Value: \$93,700
Med. Rent: \$700
School District: Cornell

Annual Community-Wide Events:

- Memorial Day Parade
- 5th Avenue Car Cruise
- St. Joseph Roman Catholic Church Festival
- Second Saturdays Summer Concerts
- Fall Festival & Art Walk
- Christmas in Coraopolis

Business District



Commercial Vacancy Rate: 17%
Daily Commuters: 19,400
of Businesses: 205
Business Locations: 42% on 5th Ave, 32% on 4th Ave, 10% on Mill St.

Customer Draw: Potential for 55,000+ from within the Borough and surrounding West Hills communities.

Types of Businesses:

Mostly small and daily-life related businesses such as salon & holistic wellness services, food & beverage, retail, healthcare, professional services and automotive.

New Business on the Horizon:

Opening in the first half of 2022 are a women's clothing boutique, a mexican grocer/taco stand, and a Honduran cafe.

Growth Indicators



Coraopolis voted "Best Town in the West" by Gazette 2.0 readership in Spring 2021.

COMING SOON:

"AHN Montour Health and Sports Medicine Center," a \$16 million state-of-the-art sports complex and medical center.

A community-wide River Front Park and recreational space on the banks of the Ohio River - **BREAKING GROUND IN SUMMER 2022.**

Coraopolis Train Station, a \$3 million restoration project in the heart of town.



SMALL TOWN, BIG CHARM

Considering Coraopolis for home or business? Just 14 miles west of Pittsburgh seated alongside the Ohio River, Coraopolis is a hidden gem that is ripe with opportunity.

The Coraopolis Business District is lined with flat sidewalks and locally-owned shops. Business owners cite the home-town feel and welcoming atmosphere as reasons they come to - and stay in - Coraopolis. Visitors appreciate the low-cost metered parking - a quarter for an hour during the business week from 9am-5 pm - and free parking on the weekend. If you prefer a lot to a meter, two 24/7 pay lots are available on 5th Avenue.



Because of the small-town feel, welcoming atmosphere, and the overflowing encouragement of other small business owners, I knew Coraopolis would be home for my business.

- Coraopolis Business Owner

WHAT YOU'LL NEED...

PERMITS

The following permit applications are available through the Borough of Coraopolis. Call 412-264-3002 to pickup a hard copy:

- Occupancy Permit
- Building Permit
- Electrical Permit
- Mechanical Permit
- Plumbing Permit
- Fire Protection Permit

A "Commercial Plan Review Requirements" guide is also available at the Borough office.

HELPFUL LINKS

*Please note, these links are cap-sensitive. Type the links into your Internet browser exactly as shown.

Borough Ordinance No. 1814:

<https://coraopolispa.com/wp-content/uploads/2020/06/1814-Zoning-Ordinance-1.pdf>

Zoning Map:

<https://coraopolispa.com/wp-content/uploads/2020/07/2020-Zoning-Map.pdf>

HELPFUL CONTACTS

Borough of Coraopolis

Coraopolis Municipal Building
Office Hours: M-F 8:00-4:30 pm
1301 4th Avenue
Coraopolis, PA 15108



Raymond McCutcheon
Borough Manager
412-264-3002
manager@coraopolispa.com

Michael Dixon
Mayor
412-264-6330
mayor@coraopolispa.com

Ronald Denbow
Chief of Police
412-264-3001

Chuck Spencer
Fire Chief
412-264-3000

Council Members:

David Pendel, President
coryward2@yahoo.com

Chad Kraynyk, Vice President
kraynykward3@gmail.com

Rudy Bolea
rbolea@comcast.net

Robb Cardimen
cvfdlieut1@comcast.net

Gary Flasco
gfward3@gmail.com

Allison Virus Marine
allison4coraopolis@gmail.com

George Mihalyi
gbmihalyi@verizon.net

Ed Pitassi
mepitassi@aol.com

Visit www.coraopolispa.com for a listing of local schools, public services and amenities, information on permits, and more. Stay up-to-date on all Coraopolis happenings by signing up for SavvyCitizenApp.com

Coraopolis Community Development

Coraopolis Community
Development Corporation (CCDC)
411 Broadway Street
Coraopolis, PA 15108



Amy Cavicchia
Executive Director
310-383-1112 (cell)
amycavicchia@corycdc.org

Cara Mason
Director of Economic Development
412-215-8832 (cell)
caramason@corycdc.org

CCDC's mission is to work toward the equitable growth and revitalization of Coraopolis. The nonprofit runs the town's food pantry, organizes community events including the Second Saturdays concert series, and offers grant programs, marketing opportunities, and resources to the small business community. CCDC is also managing the restoration of the Coraopolis Train Station at 304 Mill Street. Visit www.corycdc.org for more information and to subscribe to the monthly newsletter list.

2022 EVENTS CALENDAR



APRIL

SAT, APR. 23RD:

- Community Clean-Up with the Borough Shade Tree Commission
- 9am-11am
- Riverfront Park at 1st Ave/Broadway St.

MAY

SAT, MAY 14TH:

- Community Garden Opening
- 10am-1pm
- 411 Broadway St.
- Volunteer gardening and diaper drive

JUNE/JULY

SAT, JUNE 11TH & SAT, JULY 9TH:

- Second Saturdays concert
- 11am-3pm
- Mill St.
- Live music, food trucks, vendors, local shopping

AUGUST

SAT, AUG. 6TH:

- Garden Party fundraiser
- 411 Broadway St.
- 6pm-8pm

SAT, AUG. 13TH:

- Second Saturdays concert
- 11am-3pm
- Mill St.
- Live music, food trucks, vendors, local shopping

OCTOBER

SAT, OCT. 8TH:

- Fall Fest & Art Walk
- 11am-3pm
- Mill St./4th/5th Aves
- Art in businesses
- Trunk-or-Treat
- Pumpkin Painting
- Craft vendors, live music, food trucks, farm stand

DECEMBER

SAT, DEC. 3RD:

- Christmas in Coraopolis
- 10am-1pm
- Mulberry St.
- Cookie Sale, carols, food trucks, Santa!

DEC. 1ST-15TH:

- CoryBright Business Window Decorating contest - **VOTE!**

...all events held in downtown Coraopolis, Pa. 15108



Photo courtesy of Christopher Rolinson.
This is a publication of:



coraopolis community development