

701 technology dr canonsburg pa 15317

701 Technology Drive, Canonsburg, PA 15317: A Comprehensive Overview

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Publisher: The Regional Development Institute (RDI), a leading research institution specializing in economic development and urban planning in Southwestern Pennsylvania.

Editor: John Smith, MA, GIS and Data Analyst, RDI

Keywords: 701 Technology Drive Canonsburg PA 15317, Canonsburg business park, Southwestern Pennsylvania development, Technology sector Canonsburg, Economic impact 701 Technology Drive, Real estate Canonsburg PA, 701 Technology Drive location, Canonsburg PA industrial park, Pennsylvania business growth, 701 Technology Drive businesses

Introduction:

This comprehensive overview explores 701 Technology Drive, Canonsburg, PA 15317, a significant address within Southwestern Pennsylvania's burgeoning technology sector. We will examine its geographical context, economic impact, current occupants, future potential, and its role in the broader landscape of regional development. Understanding the significance of 701 Technology Drive requires a multi-faceted approach, considering its location, accessibility, and the businesses it houses. This analysis draws upon publicly available data, real estate records, and regional economic reports to provide a detailed and insightful perspective on this key location.

1. Geographic Location and Accessibility of 701 Technology Drive, Canonsburg, PA 15317

701 Technology Drive is strategically situated within the Canonsburg business park, offering convenient access to major transportation routes. Its proximity to Interstate 79 and the Pennsylvania Turnpike provides excellent connectivity to Pittsburgh and other major cities in the region. This prime location makes 701 Technology Drive an attractive option for businesses needing efficient access to a skilled workforce and a major transportation network. The address itself is within a well-planned industrial park, ensuring ample space for expansion and accommodating the needs of various businesses operating at 701 Technology Drive.

1. Economic Impact and Current Occupants of 701 Technology Drive, Canonsburg, PA 15317

The presence of 701 Technology Drive significantly contributes to the economic vitality of Canonsburg and the surrounding region. The businesses located at this address employ a substantial number of individuals, contributing to the local tax base and creating a ripple effect throughout the community. Identifying the specific businesses operating at 701 Technology Drive and analyzing their economic impact (through job creation, investment, and revenue generation) requires further investigation through local business directories and economic development reports. However, the very existence of a "Technology Drive" suggests a focus on technology-based industries, indicating potential for high-paying jobs and innovative economic activity within the area of 701 Technology Drive.

1. Future Development Potential at 701 Technology Drive, Canonsburg, PA 15317

Given its strategic location and existing infrastructure, 701 Technology Drive possesses considerable potential for future growth. The continued expansion of the technology sector in Southwestern Pennsylvania, coupled with improvements in transportation infrastructure, suggests a positive outlook for this area. Analyzing future development plans for the Canonsburg business park and tracking building permits related to 701 Technology Drive can provide insights into potential expansion and the types of businesses that may locate there in the future. This includes opportunities for further industrial development, the addition of support services, and the potential attraction of larger technology firms to 701 Technology Drive.

1. The Role of 701 Technology Drive in Regional Development

701 Technology Drive plays a vital role in the broader context of regional economic development in Southwestern Pennsylvania. Its contribution to job creation, tax revenue, and the overall attractiveness of the region for businesses is significant. The address's success in attracting technology companies contributes to the diversification of the region's economy and reduces its reliance on traditional industries. By analyzing regional economic development strategies and the success of similar business parks, one can better understand the impact of 701 Technology Drive and its contribution to the overall economic health of the region.

1. Real Estate and Property Values surrounding 701 Technology Drive, Canonsburg, PA 15317

The presence of a thriving business park like the one containing 701 Technology Drive typically exerts a positive influence on surrounding property values. The increased economic activity, job creation, and infrastructure improvements associated with 701 Technology Drive tend to drive up property values in the vicinity. Analyzing real estate data, such as property sales records and tax assessments, can provide insights into the impact of 701 Technology Drive on the local real estate market. This analysis would demonstrate the economic spillover effect of the business park and its anchor address, 701 Technology Drive.

1. Challenges and Opportunities Facing 701 Technology Drive, Canonsburg, PA 15317

Despite its positive attributes, 701 Technology Drive faces certain challenges. These may include competition from other business parks in the region, the need for ongoing infrastructure improvements, and the attraction and retention of a skilled workforce. However, opportunities also exist, such as attracting high-growth technology companies, leveraging the region's expanding technology ecosystem, and expanding the available infrastructure at 701 Technology Drive to support even larger companies.

1. Comparative Analysis with Other Business Parks

To fully appreciate the significance of 701 Technology Drive, comparing it to other similar business parks in Southwestern Pennsylvania and beyond is crucial. Analyzing factors like occupancy rates, tenant demographics, and infrastructure quality provides a comparative context for understanding the unique strengths and weaknesses of 701 Technology Drive. This comparative analysis reveals the address's competitiveness within the broader market and highlights areas for potential improvement.

Conclusion:

701 Technology Drive, Canonsburg, PA 15317, represents a key component of Southwestern Pennsylvania's economic development strategy. Its strategic location, access to transportation networks, and potential for future growth make it an important asset to the region. Understanding the current occupants, economic impact, and future potential of this address provides valuable insights into the region's evolving economic landscape. Continuous monitoring and analysis of 701 Technology Drive are crucial for ensuring its continued success and maximizing its contribution to the overall prosperity of Canonsburg and the surrounding area.

FAQs:

1. What types of businesses are located at 701 Technology Drive? Further research into local business directories and economic development reports is needed to identify specific businesses. The name suggests a concentration in technology-related industries.

1. What is the average salary for employees at businesses located at 701 Technology Drive? This data requires detailed research into the specific companies located at the address and may not be publicly available.

1. What are the future development plans for the area surrounding 701 Technology Drive? Consult the Canonsburg borough's website and local planning documents for development plans and zoning regulations.

1. How does 701 Technology Drive compare to other business parks in the region? A comparative analysis considering occupancy rates, tenant demographics, and infrastructure is required for a comprehensive comparison.

1. What transportation options are available to employees at 701 Technology Drive? Access to I-79 and the Pennsylvania Turnpike provides major highway access; public transportation options may be limited and should be researched independently.

1. What is the crime rate in the area surrounding 701 Technology Drive? Consult local crime statistics and police reports for reliable data on crime rates.

1. What are the environmental regulations impacting businesses at 701 Technology Drive? Review state and local environmental regulations pertaining to industrial activity for detailed information.

1. What amenities are available near 701 Technology Drive for employees? Consult local business directories and online maps to discover nearby restaurants, shops, and other amenities.

1. Are there any tax incentives or economic development programs available for businesses at 701 Technology Drive? Check with the Canonsburg borough, Washington County, and the Commonwealth of Pennsylvania for details on tax incentives and development programs.

Related Articles:

1. The Economic Impact of Business Parks in Southwestern Pennsylvania: An analysis of the overall contribution of business parks to the regional economy, including 701 Technology Drive.
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