

331 PENN AVENUE PITTSBURGH, PA 15221



For Sale

PROPERTY HIGHLIGHTS:

- Lot area 1.5 acres
- Lot dimensions 215' by 305'
- 11,365 SF building
- 65 parking spaces
- 2 drive-thru lanes
- 21,665 vehicles per day
- Rite Aid lease until 2/2021 with option
- Asking price \$2,100,000



Michele Sipe



739 Washington Ave.
Carnegie, PA 15106



jabecompanies.com
msipe@jabecompanies.com

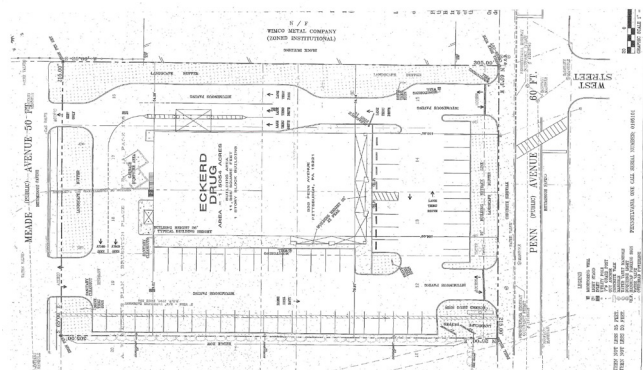


cel: (412) 430-1796
tel: (412) 212-1270 ext. 111



DEMOGRAPHICS:

	Population	Households	Owner Occupied	Renter Occupied	Median Age	Median Income
1 mile radius	21,020	10,024	4,103	5,921	40.9	\$42,386
2 mile radius	72,292	34,301	15,831	18,471	40.9	\$50,817
3 mile radius	148,215	70,021	31,058	38,963	38.6	\$53,755



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