

LEASE RETAIL/OFFICE

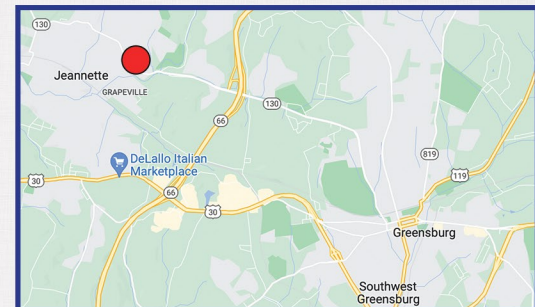
412 HARRISON AVENUE JEANNETTE, PA 15644



PROPOSED
RENOVATION

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	6,236	29,216	76,159
Avg. HH Income	\$51,401	\$77,196	\$80,049



HIGHLIGHTS

- Building in the heart of Jeannette with proposed facade renovation with a newly signed lease; easy access to Route 30 and Route 66 (bypass)
- Abundant amount of on-site parking
- Drive-in and dock door available at side of building
- 12' - 15' clear ceilings throughout
- Traffic Count: 11,839 +/- vehicles per day
- Size of property: 1.6 +/- acres - Size of building: 20,000 +/- square feet
- Space Available: 10,000 - 15,000 +/- square feet

- LEASE RATE: \$6-12 psf + NNN



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