



Office Space for Lease

1800 SQ. FT.
VERSATILE SPACE

**2975 South Park Rd
Bethel Park PA 15102**

BILL FORDE
Commercial Property Specialist
(412) 854-4000
bforde@kwcommercial.com
RS 332282, PA

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EXECUTIVE SUMMARY

2975 SOUTH PARK ROAD



OFFERING SUMMARY

LEASE RATE:	\$1500/Month
LEASE TERM:	3+ years
BUILDING SF:	9475
RENTABLE SF:	1850
AVAILABLE SF:	1850
YEAR BUILT:	1984
RENOVATED:	2000
BUILDING CLASS:	C
FLOORS:	2
ZONING:	Mixed Use

PROPERTY OVERVIEW

KW Commercial is pleased to offer a lease space at 2975 South Park Rd. This office suite is located on the 2nd floor of a mixed use building in Bethel Park. An affordable space with an easily accessible location for both employees and clients alike. A former dentist office, this versatile space is also suitable as a medical office or a more traditional office space. An ideal arrangement for an insurance agency, CPA/law practice or as a business office for a staff requiring private space for work and client meetings. There is a reception area and a private lavatory in the suite. Call today to learn more or to schedule an on site tour of the property

Highly visible property location on a bus route.
Versatile space with 10 separate offices; ideal for many uses.
Tenant pays rent and electric only!
On site parking
Easy ingress and egress
Located in the heart of the South Hills
Just a few miles from SouthHillsVillage



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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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2975 SOUTH PARK ROAD

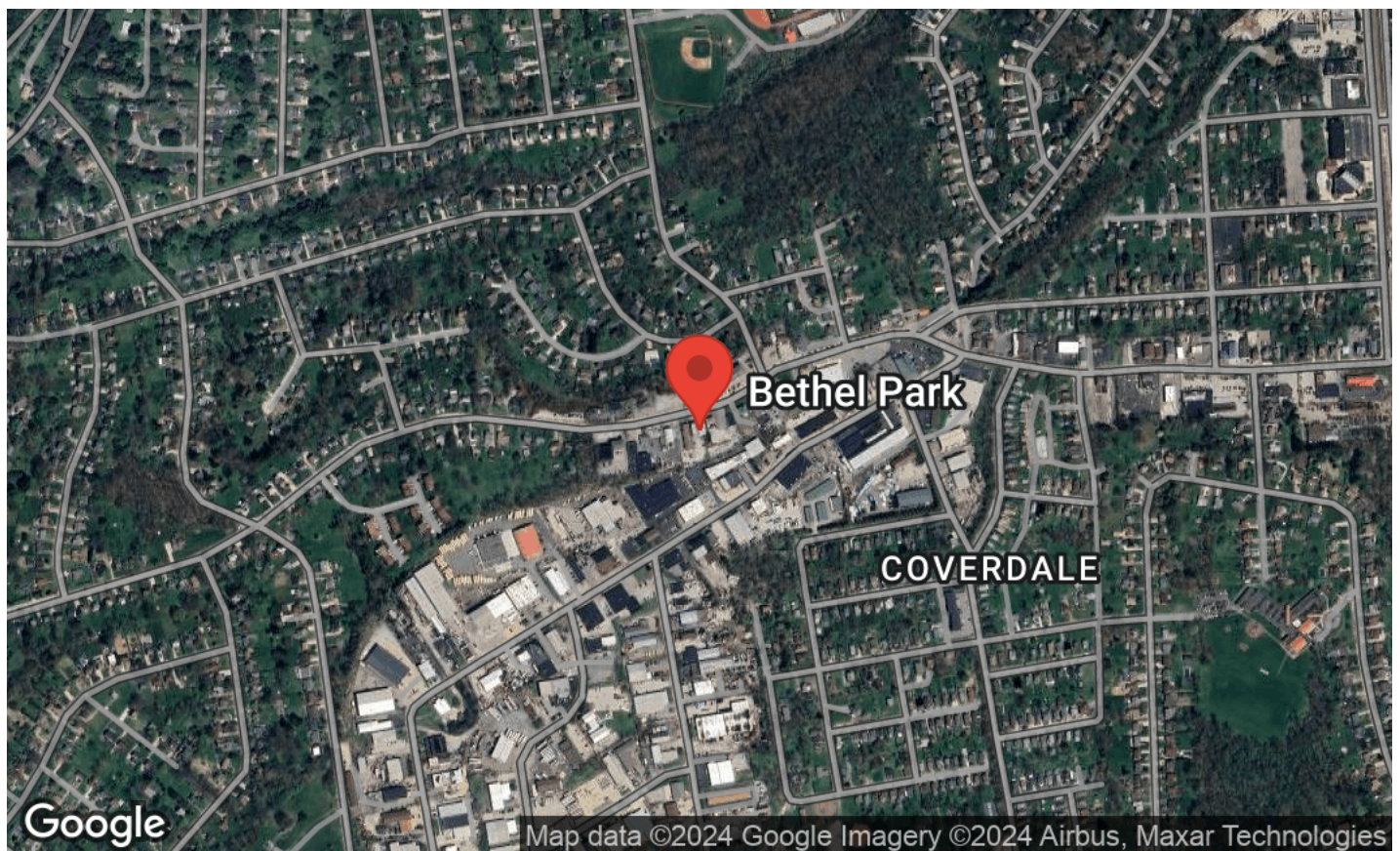
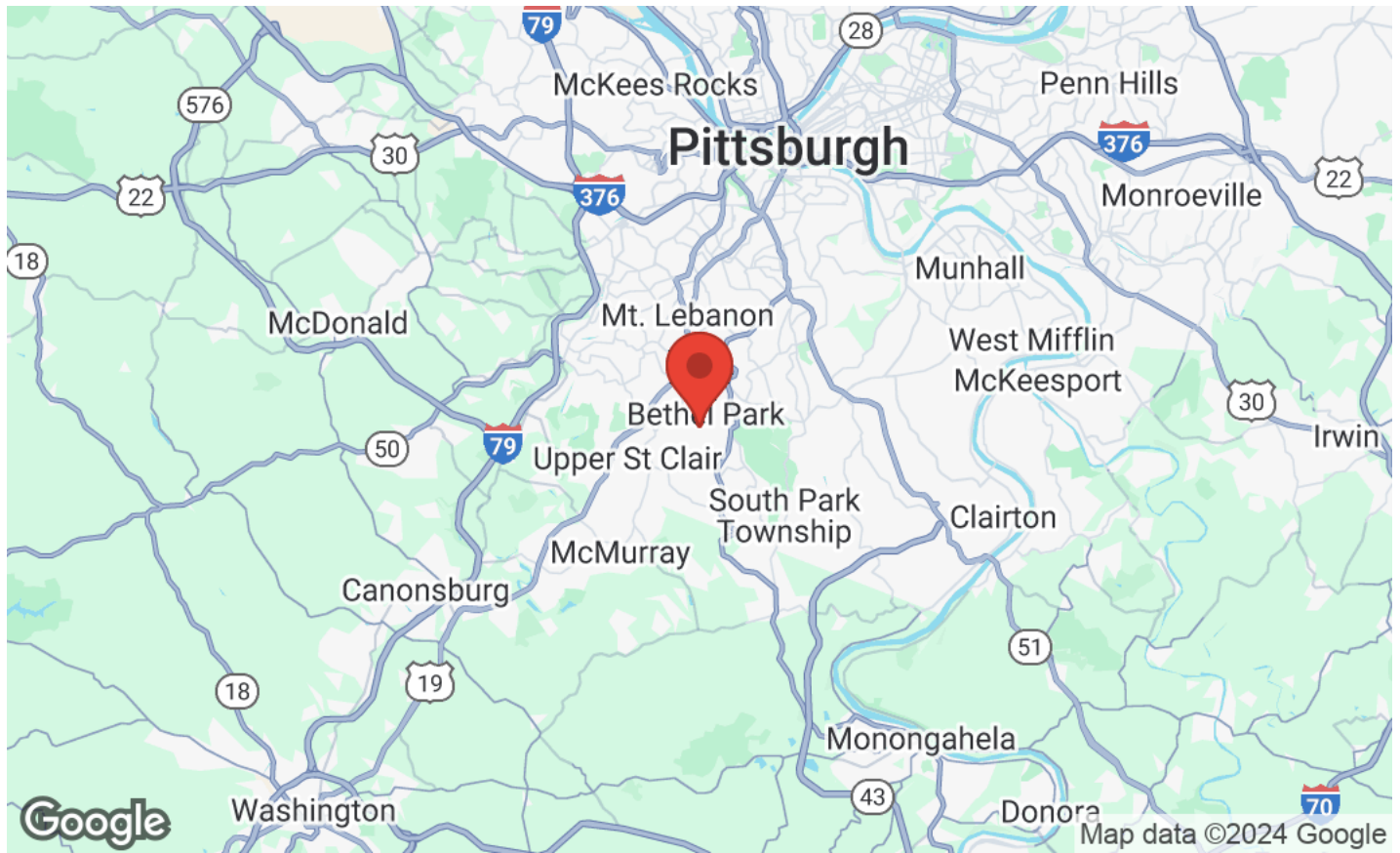
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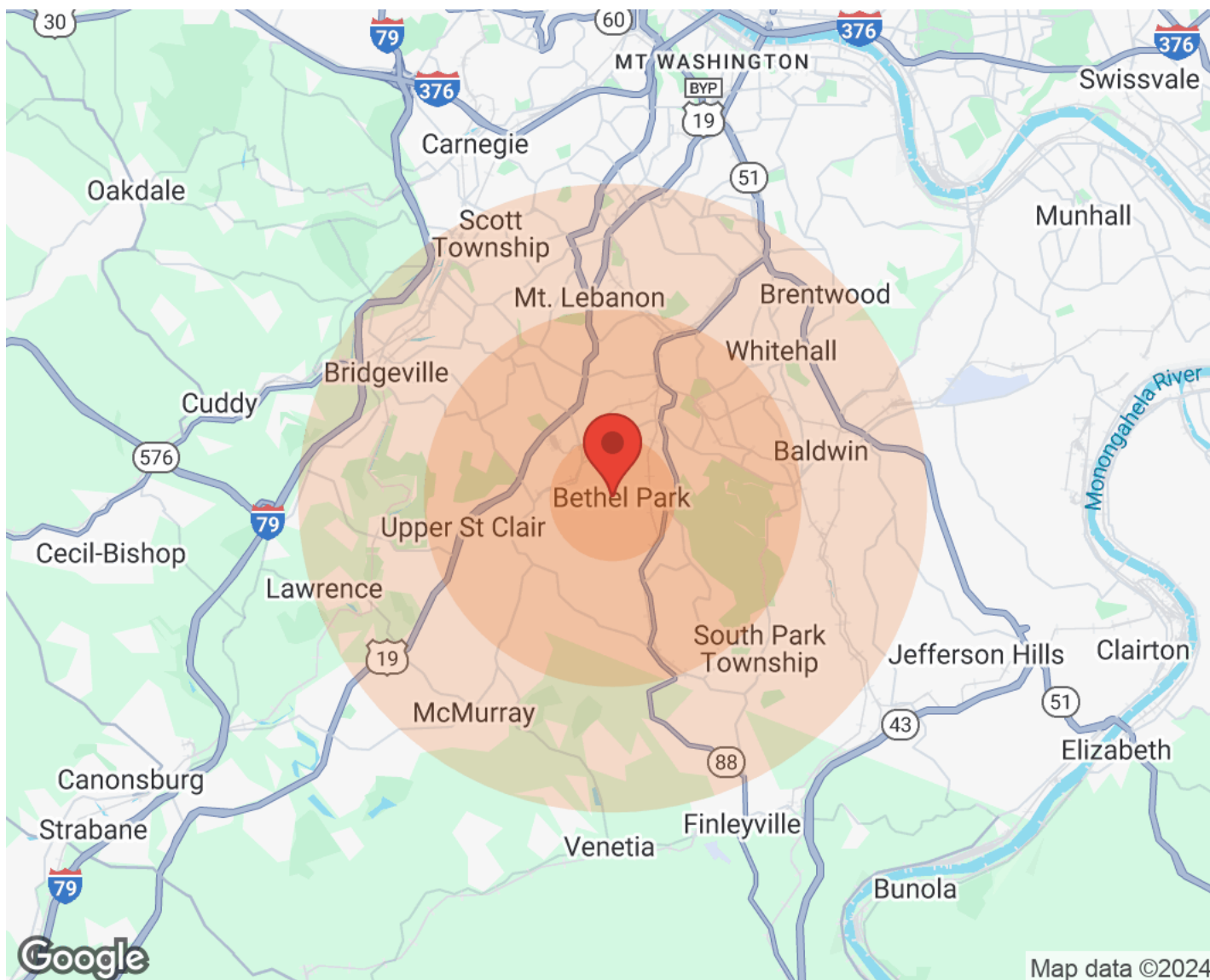
LOCATION MAPS

2975 SOUTH PARK ROAD



DEMOGRAPHICS

2975 SOUTH PARK ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,050	35,613	101,438	Median	\$45,996	\$64,400	\$57,900
Female	4,330	37,786	110,006	< \$15,000	240	1,829	7,423
Total Population	8,380	73,399	211,444	\$15,000-\$24,999	297	2,198	8,075
				\$25,000-\$34,999	551	2,672	8,583
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	682	4,434	12,530
Ages 0-14	1,172	11,264	32,164	\$50,000-\$74,999	826	5,163	17,023
Ages 15-24	1,026	10,038	27,506	\$75,000-\$99,999	443	4,158	12,254
Ages 25-54	2,921	25,789	77,195	\$100,000-\$149,999	379	5,550	13,778
Ages 55-64	1,226	10,682	30,041	\$150,000-\$199,999	133	2,007	5,265
Ages 65+	2,035	15,626	44,538	> \$200,000	93	2,142	5,009
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	8,272	71,347	203,433	Total Units	4,050	32,359	96,507
Black	71	449	2,867	Occupied	3,847	30,930	91,184
Am In/AK Nat	N/A	N/A	4	Owner Occupied	3,009	24,763	68,878
Hawaiian	N/A	N/A	2	Renter Occupied	838	6,167	22,306
Hispanic	27	412	1,328	Vacant	203	1,429	5,323
Multi-Racial	54	940	3,394				