

THE STABLES AT HARTWOOD

3405 HARTS RUN ROAD, GLENSHAW, PA 15116



JOIN IL PIZZAIOLO and BURN BOOT CAMP...

PROPERTY HIGHLIGHTS

- New Class A space
- 1,500-3,000 SF remaining - end cap with green space
- Rate: \$19.75/SF, NNN
- Ideal for Retail/Office/Medical users
- 13'-26' clear ceiling height - column free
- Parking: 7.5/1,000 SF
- Conveniently located in a strong corridor within proximity of SR 8, SR 28, and the PA Turnpike
- 44,028 daily traffic count in a 0.75 mile radius



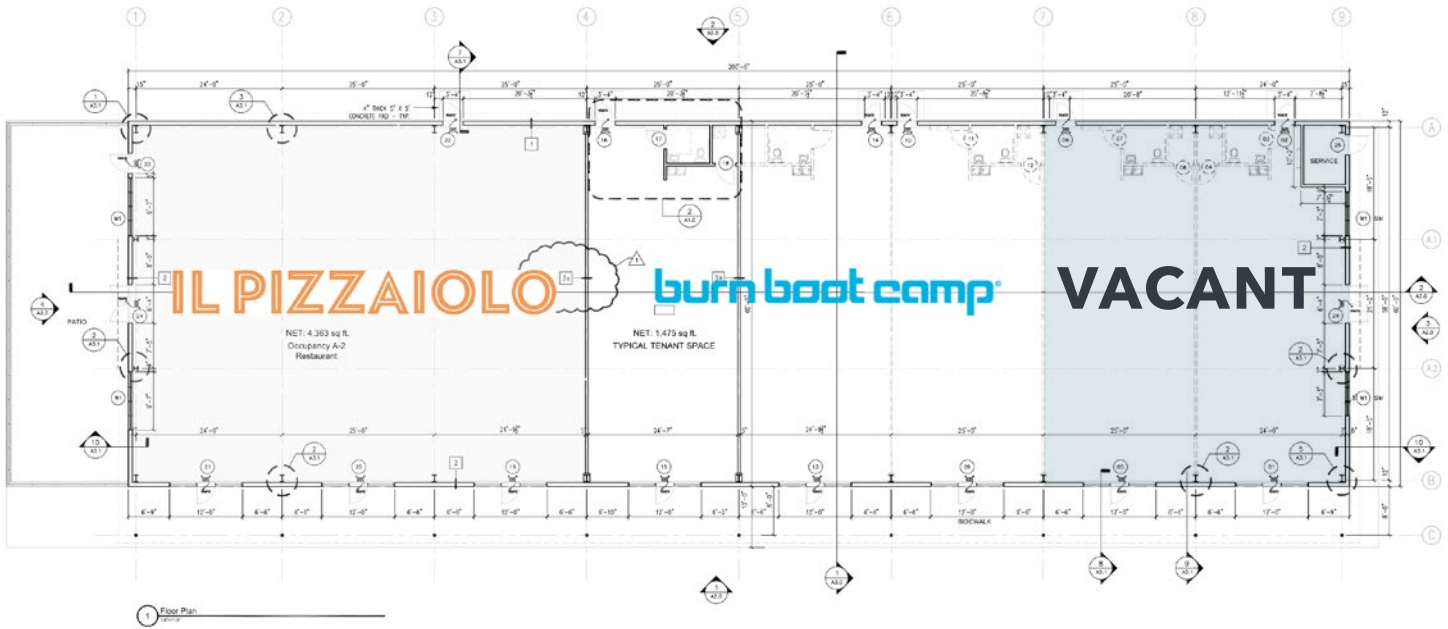
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BUILDING SIZE: 12,000 SF

AVAILABILITY: 1,500-3,000 SF



BUILDING SPECS

Construction	Steel, metal and masonry
Dimensions	200' x 60', column free
Roof	Metal
Clear Height	13'-26'
Floor	Concrete
Drywall	Perimeter furring and drywall taped and spackled up to 10 feet
HVAC	1 Ton/350 usable SF
Sprinkler	Wet system with upturned heads
Lighting	20 candle-foot
Electric	(1) 200 amp panel (distribution and fixtures by tenant)
Bathrooms	(1) Built-out bathroom



DANA L. GRAU, SIOR, CCIM

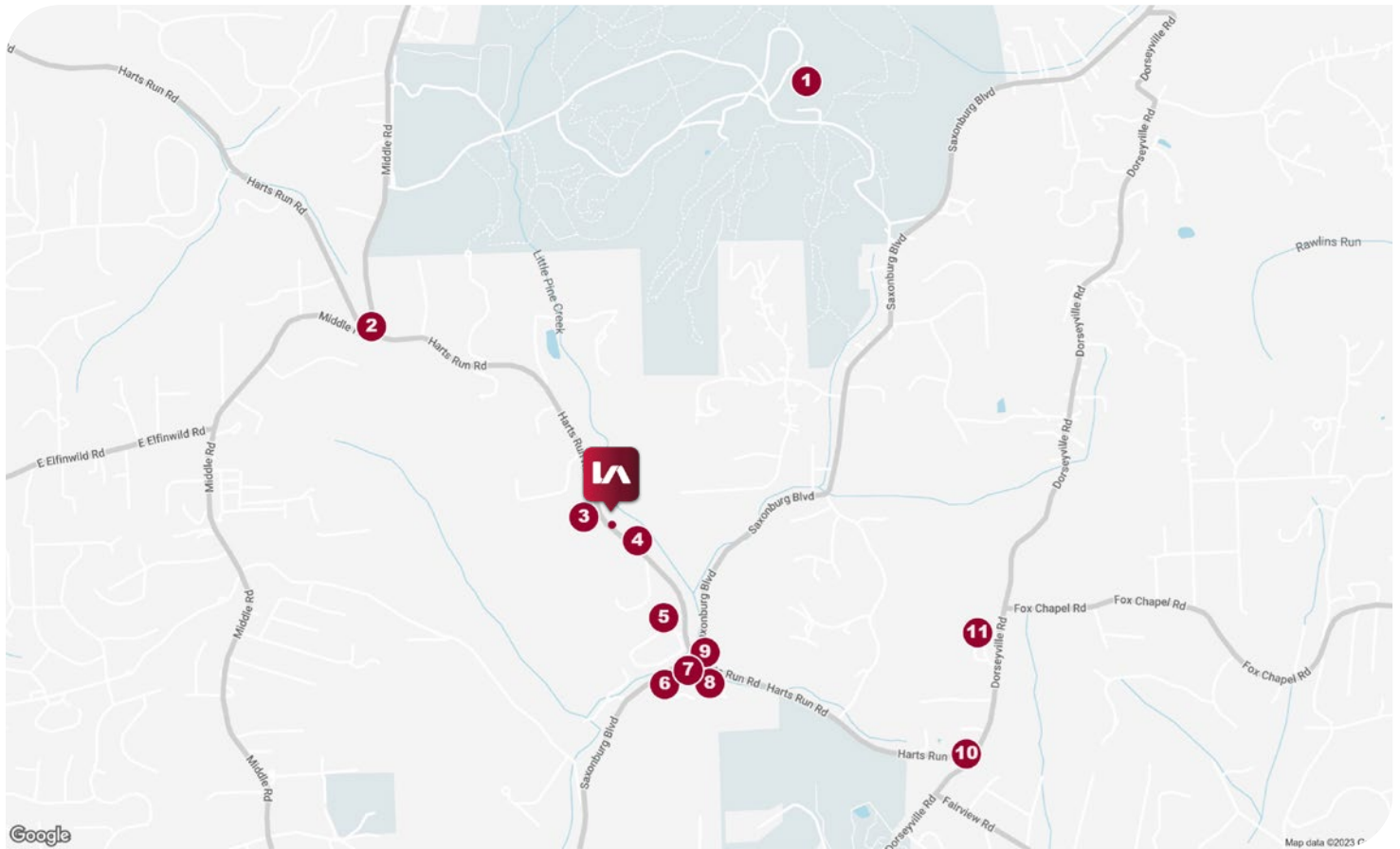
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AREA AMENITIES

- 1 Hartwood Acres
- 2 Hartwood Wine Cave
- 3 Hartwood Restaurant & Whispers Pub
- 4 Dewey's Auto Body
- 5 Harmony at Harts Run
- 6 Churn on Harts Run Road
- 7 Harts Run Fitness
- 8 Hartwood Towne Centre
- 9 Dive Bar & Grille
- 10 The Spot Pittsburgh
- 11 Red Gables Farm

DEMOGRAPHICS 5 MILE RADIUS (2023)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



104,284
POPULATION



43,972
HOUSEHOLDS



\$159,946
AVG. HOUSEHOLD
INCOME



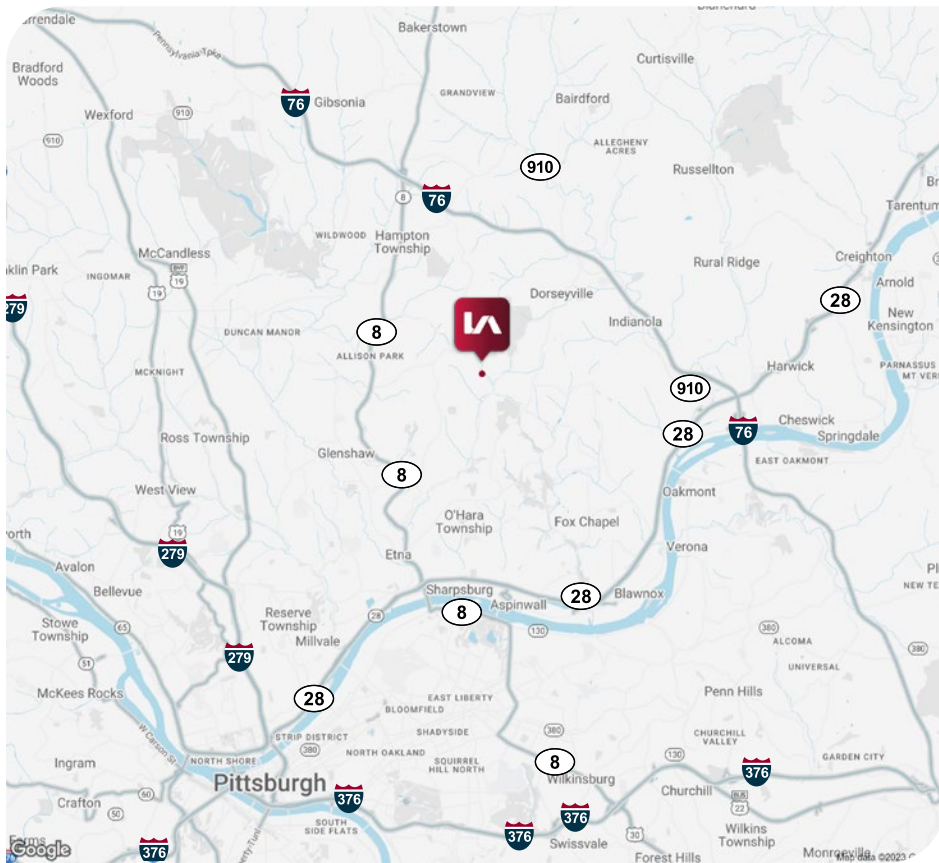
47.5
MEDIAN AGE

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KEY DISTANCES

PA ROUTE 910	3.5 mi / ±6 min
PA ROUTE 8/ PA ROUTE 28 INTERCHANGE	5.2 mi / ±10 min
I-76 (PA TURNPIKE)	7 mi / ±14 min
DOWNTOWN PITTSBURGH	10.4 mi / ±20 min

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