

## 2727 Stroschein Road

Monroeville, PA 15146



### Building **Size**

Approximately 4,200 SF  
- 2,880 - 1st Floor  
- 1,320 SF - 2nd Floor Mezzanine  
- Finished Basement

### Site **Size**

Approximately 0.68 acres or 29,691 SF  
109' Deep x 246' Wide

### Parcel **ID**

743-L-248 / 743-M-341 (Allegheny County)

### Real Estate **Taxes**

\$21,637.00 – 31.587 mills total  
Based on 2024 Combined County Assessed Value

### Property **Highlights**

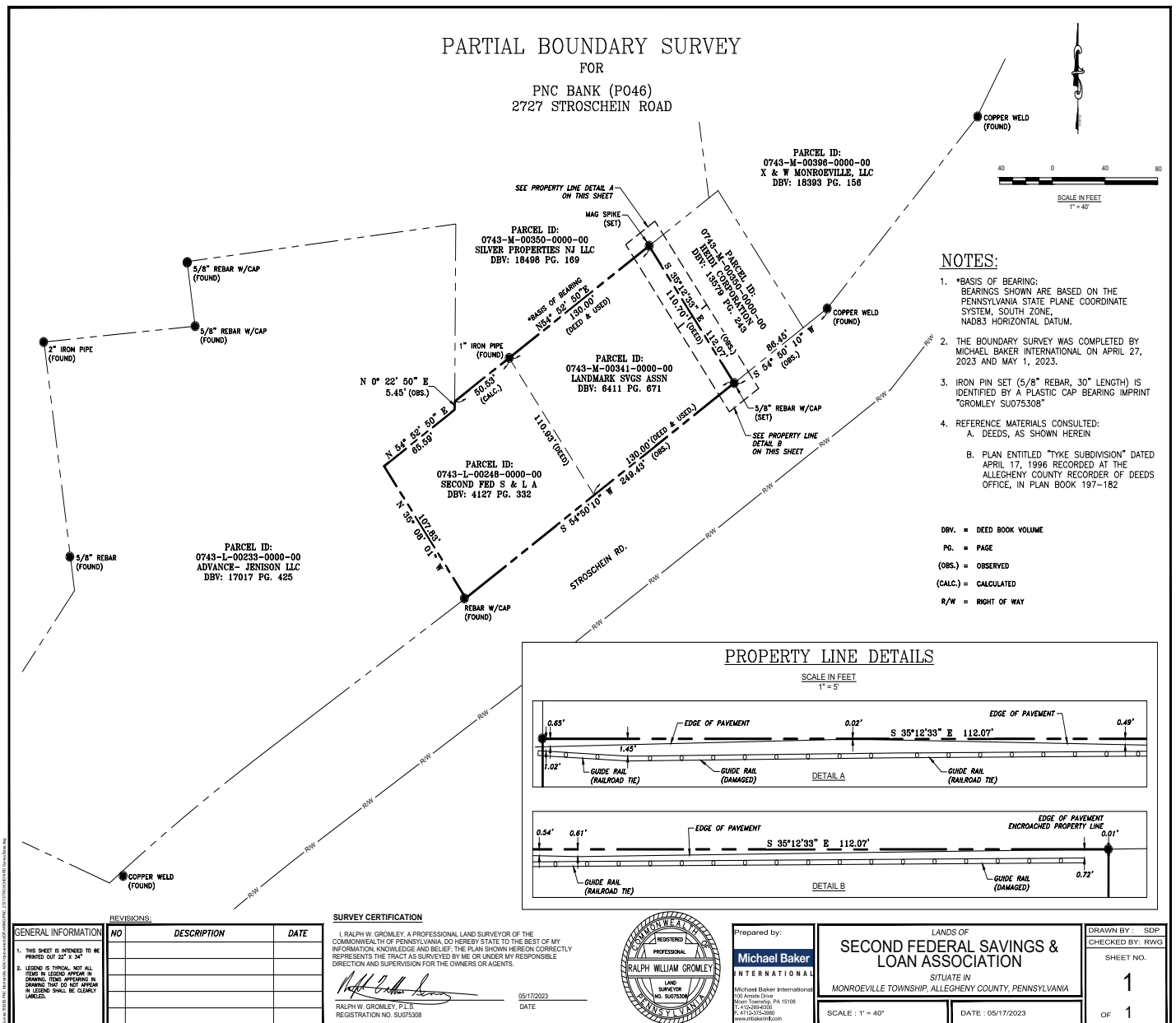
- Redevelopment Opportunity or Owner-User
- Two (2) existing curb cuts
- Level site positioned well for new retail development
- Existing drive-through access
- Existing parking for 32 vehicles
- Potential for specialty retail, medical, or other office uses
- Located in the heart of the Monroeville retail trade area

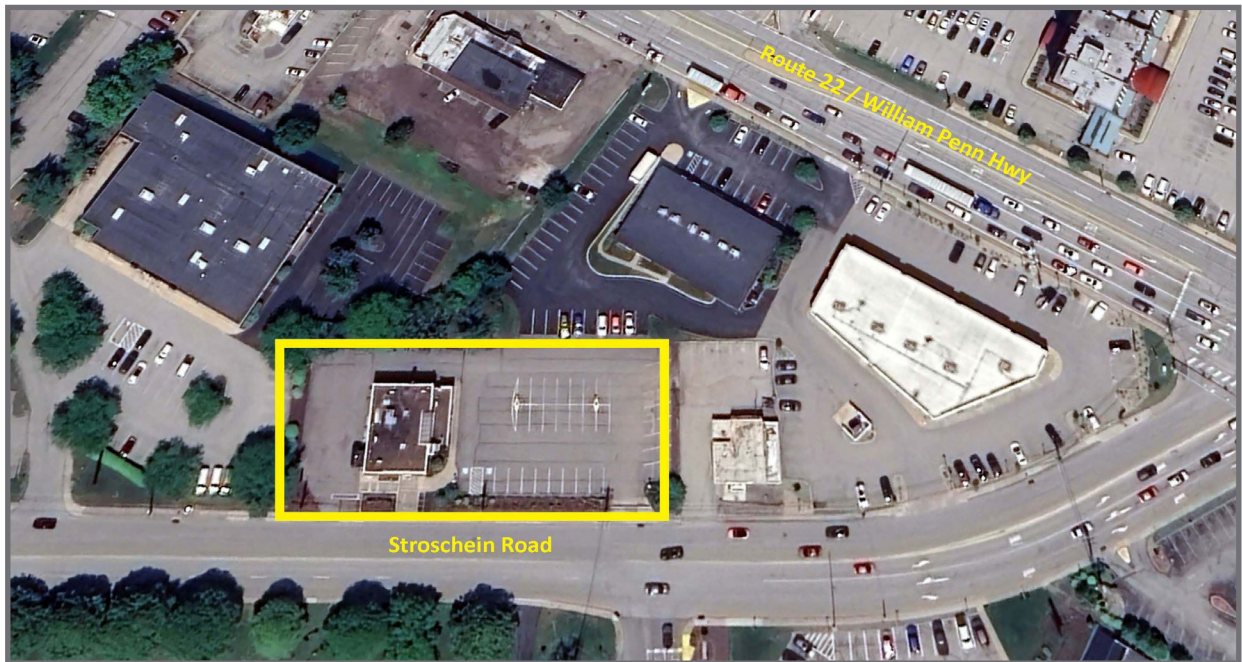
#### AREA AVERAGE DAILY TRAFFIC

<b>Stroschein Rd &amp; William Penn Hwy</b>	<b>29,673</b>
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#### DEMOGRAPHICS

	<b>1-MILE</b>	<b>3-MILES</b>	<b>5-MILES</b>
<b>Population:</b>	8,493	45,919	139,556
<b>Avg. HH Income:</b>	\$69,783	\$80,681	\$80,406





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