

OFFICE BUILDING FOR LEASE

PINE VALLEY DRIVE OFFICE

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777-787 PINE VALLEY DRIVE, PLUM, PA 15239

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LOCATION DESCRIPTION

Prime Office space located off of a lit intersection in Plum Borough. Located on the border of Allegheny & Westmoreland Counties - Easy access to PA Turnpike & 376 Parkway East.

Space can be modified to fit your office needs.

PROPERTY HIGHLIGHTS

- Great for medical office space
- Wonderful office location
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Healthy tenant mix

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	787 - 2,137 SF
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,901	13,135	30,659
Total Population	7,460	33,105	76,340
Average HH Income	\$72,953	\$79,867	\$81,476

CLAYTON MORRIS

Vice President of Development and Leasing
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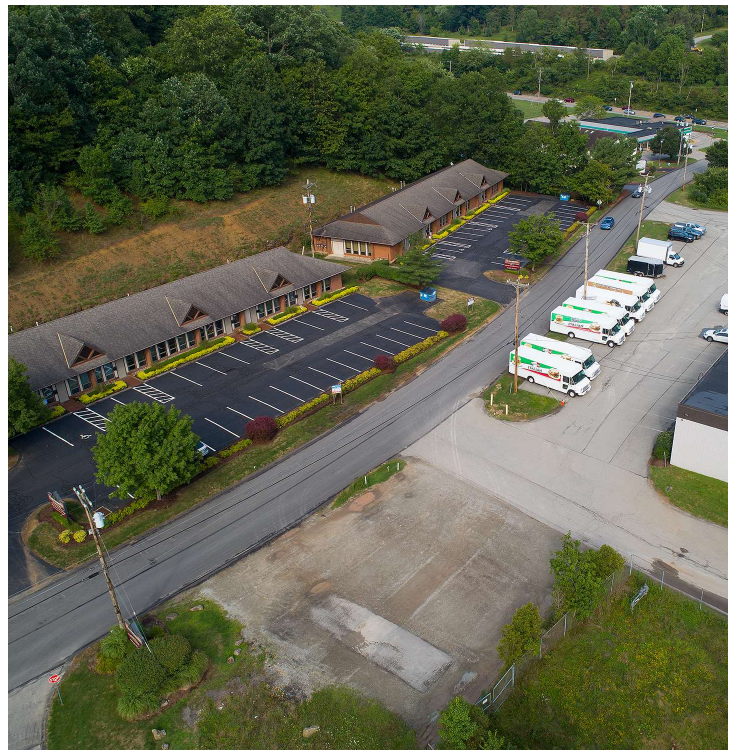
JEFF WEINER

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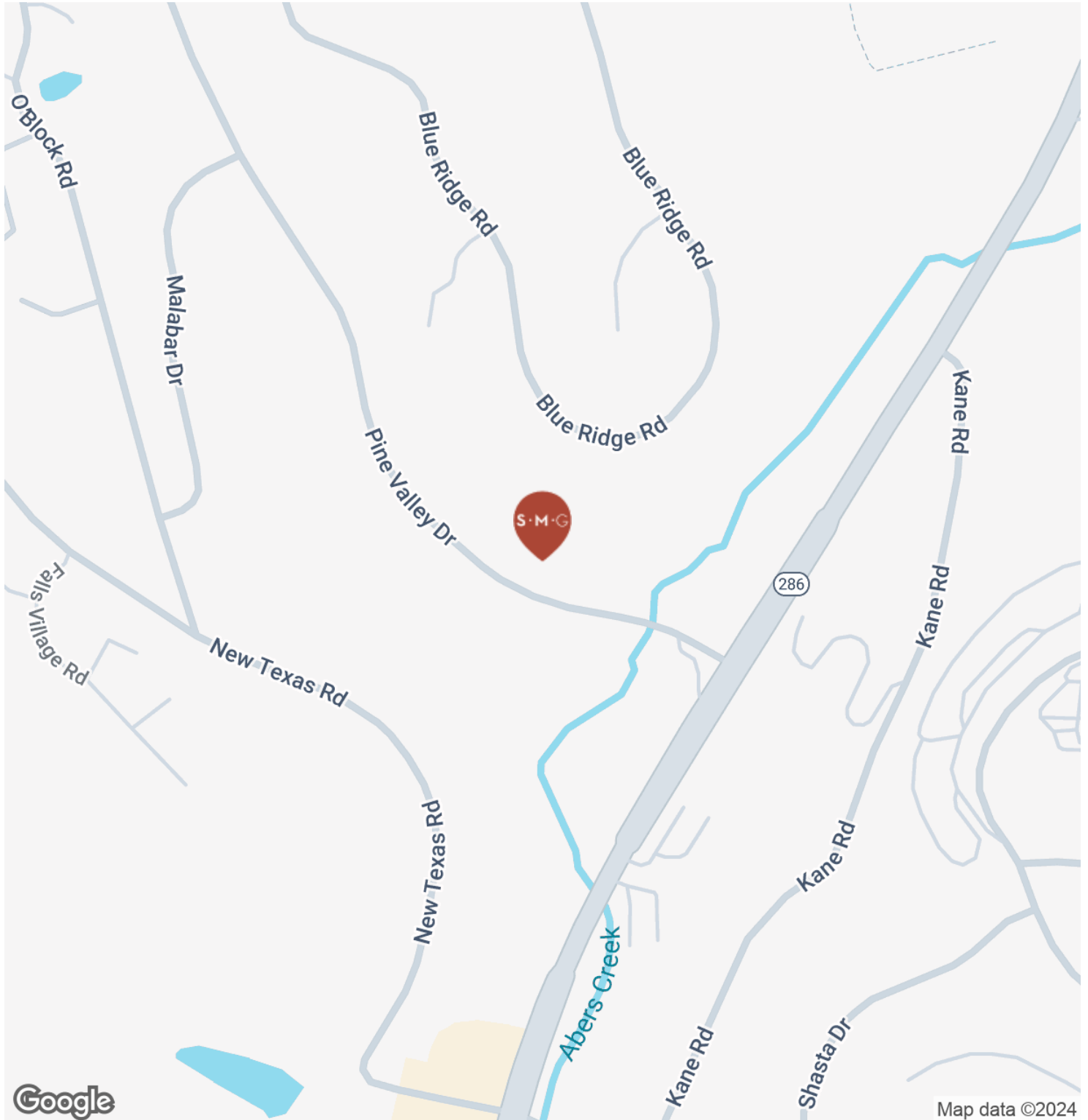
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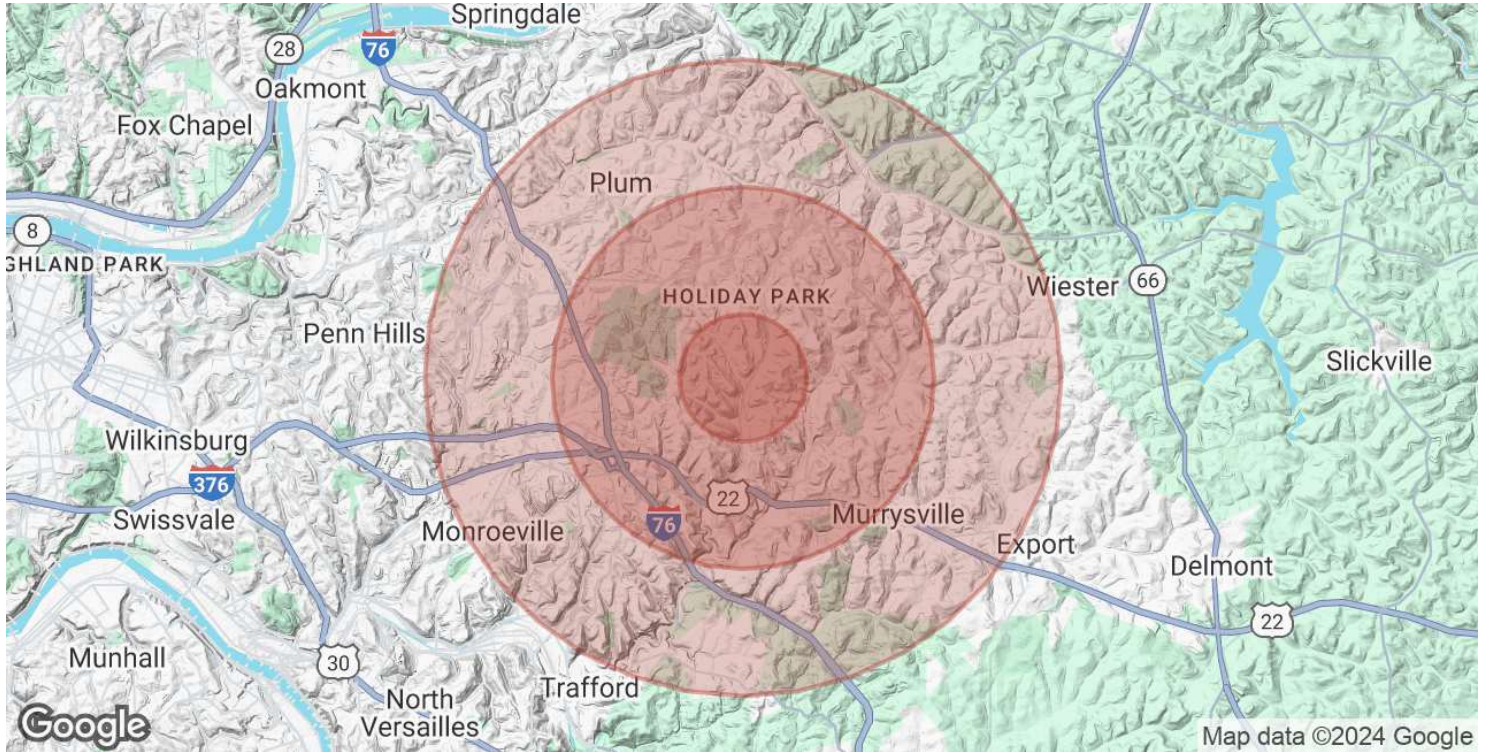
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,460	33,105	76,340
Average Age	38.5	43.5	44.3
Average Age (Male)	37.0	41.7	42.4
Average Age (Female)	39.0	44.6	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,901	13,135	30,659
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$72,953	\$79,867	\$81,476
Average House Value	\$133,766	\$159,208	\$178,521

* Demographic data derived from 2020 ACS - US Census

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