

RETAIL/MEDICAL

FOR LEASE

415 Gettysburg Street - Unit 2 Pittsburgh PA 15206

Marco Penner • Commercial Brokerage • 412-261-6532 x250 • marco@prudentialrealty.com

PROPERTY HIGHLIGHTS

FEATURES:

- Office/Lab Space
- Waiting Area
- 4 Exam Rooms-Plumbing to each room
- Community Integration
- Zoning: Commercial (RET/OFF OVER)

TOTAL SIZE:

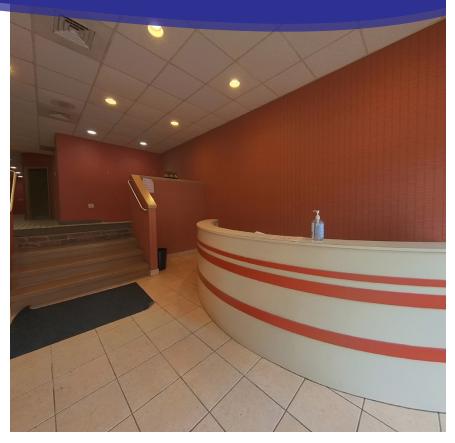
10,000 +/- Square Feet

AVAILABLE SPACE:

2,183 +/- Square Feet

RENTAL RATE:

\$16.00 psf + electricity + gas





All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.



LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	23,240	174,869	333,978
Median HH Income	\$79,249	\$52,684	\$53,049

