



NNN INVESTMENT PROPERTY FOR SALE

5011 GRAND AVE
PITTSBURGH, PA 15225



Presented By:
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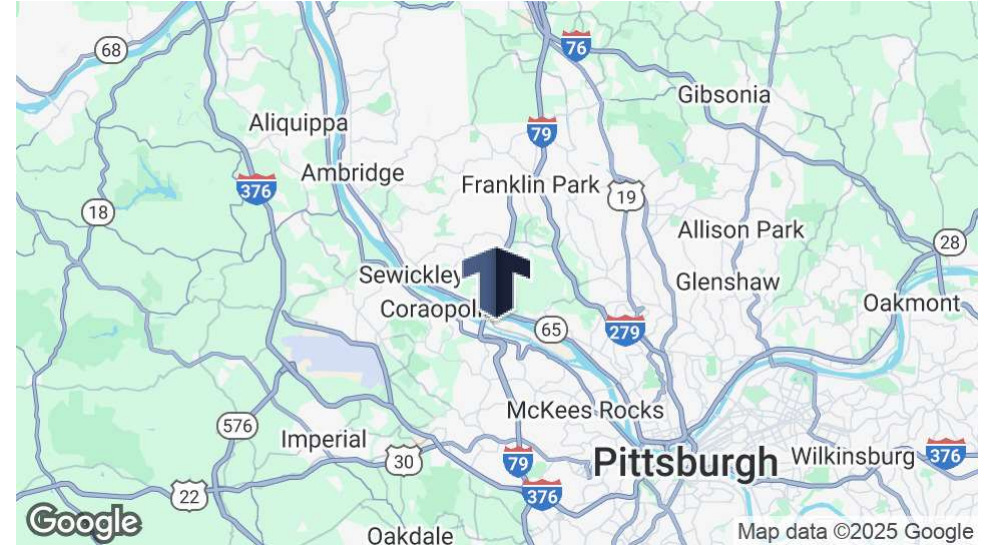
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$360,000
Building Size:	6,000 SF
Lot Size:	6,723 SF
County	Allegheny
Price / SF:	\$60.00
Cap Rate:	8.0%
NOI:	\$28,800
Zoning:	Commercial
Drive-In	2

PROPERTY OVERVIEW

Located on Neville Island, this well-maintained property offers a strong investment opportunity with an annual NOI of \$28,800 and a secure lease in place through March 31, 2030 (approximately 4.5 years remaining). The site provides exceptional accessibility just minutes from I-79, I-279, and Route 65, offering quick connections to Downtown Pittsburgh, the airport, and surrounding business districts. Positioned in a stable industrial and commercial corridor, the property combines quality, visibility, and dependable income, making it an ideal addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- Occupied by tenant since 1996
- Lease expiration: March 31, 2030 (±4.5 years remaining)
- Stable, income-producing investment with minimal management
- Excellent access to I-79, I-279, and Route 65
- Convenient location minutes from Downtown Pittsburgh and the airport
- Surrounded by established industrial and commercial users

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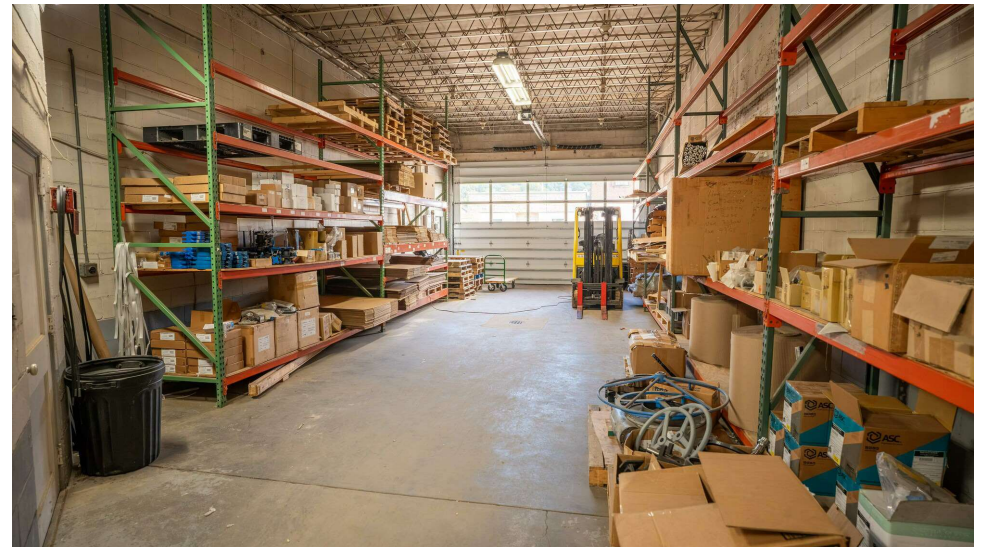
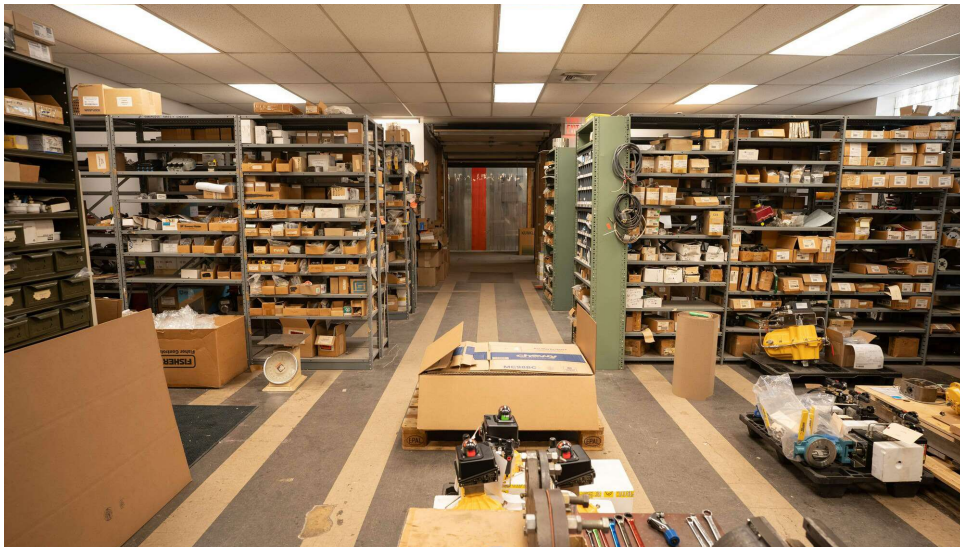
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ADDITIONAL PHOTOS



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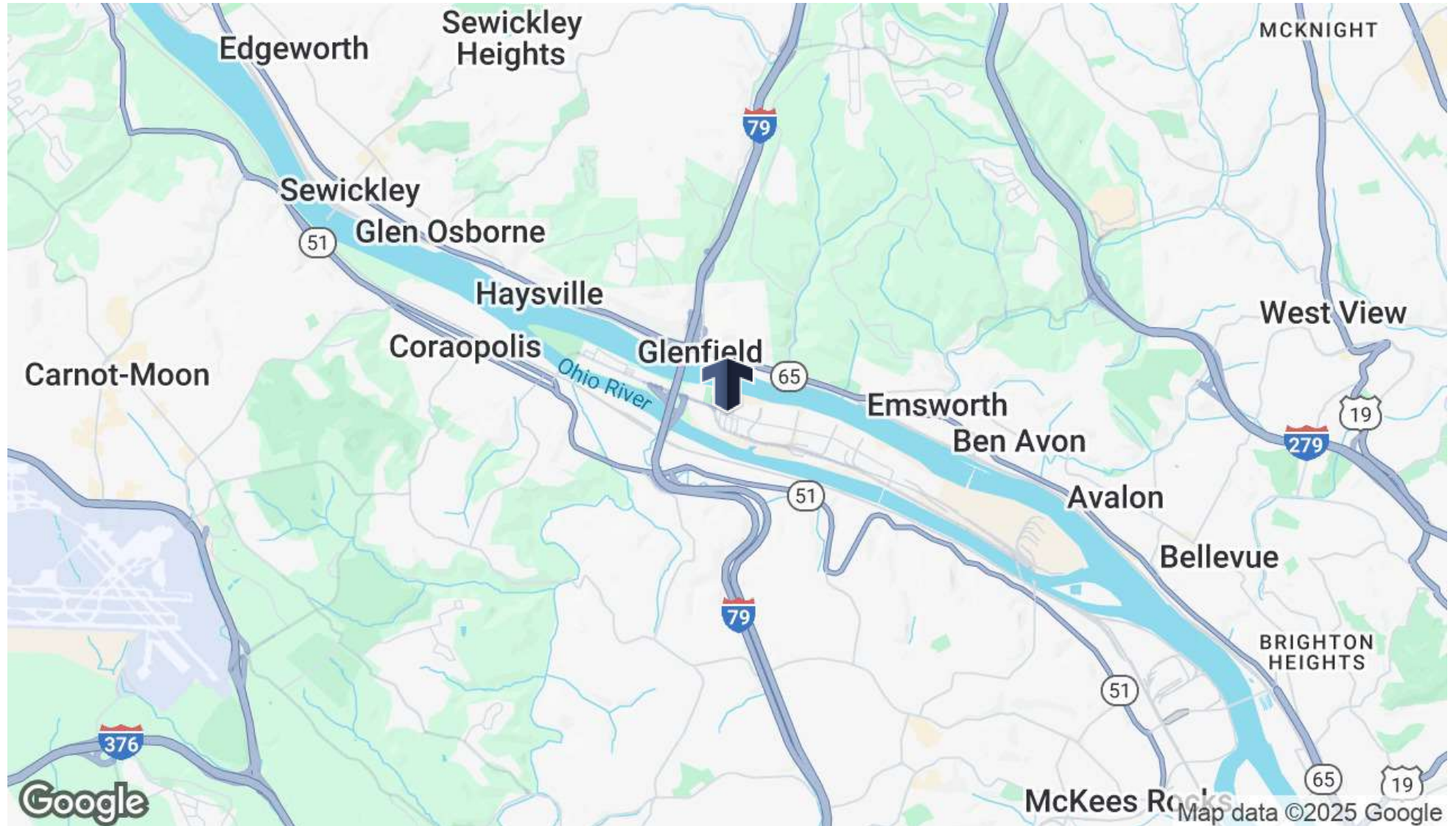
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LOCATION MAP



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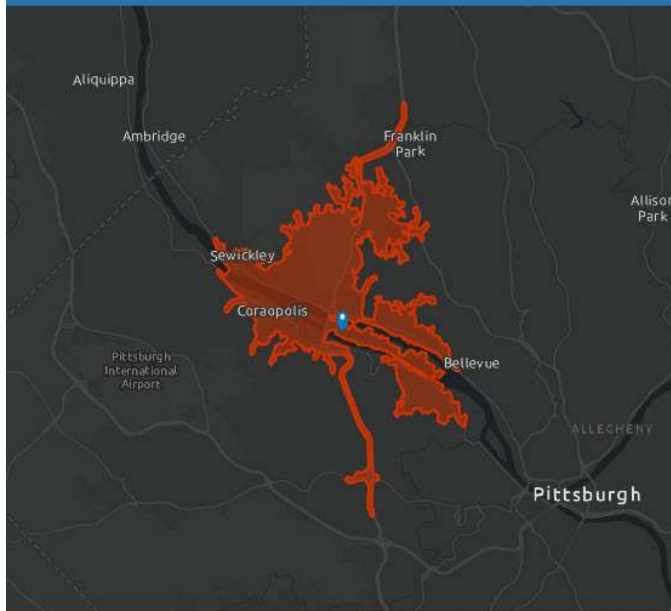


DEMOGRAPHICS MAP & REPORT

DEMOGRAPHIC PROFILE

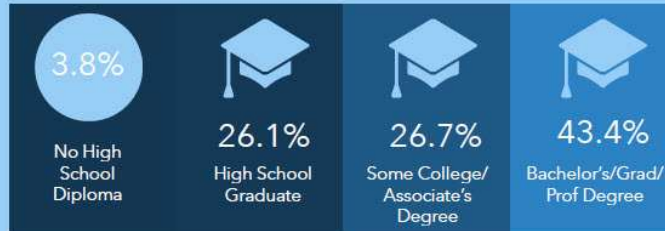
5011 Grand Ave, Pittsburgh, Pennsylvania, 15225

Drive time of 10 minutes

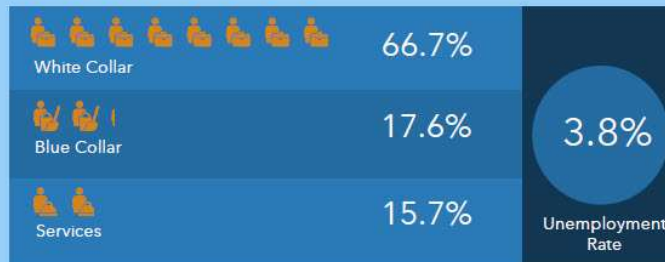


Source: This infographic contains data provided by Esri (2025, 2030).
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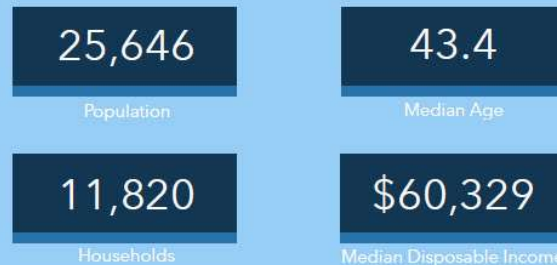
EDUCATION



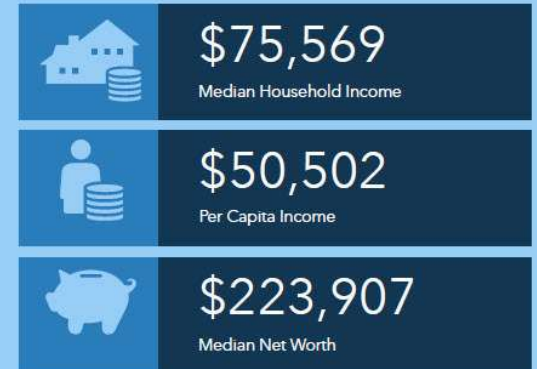
EMPLOYMENT



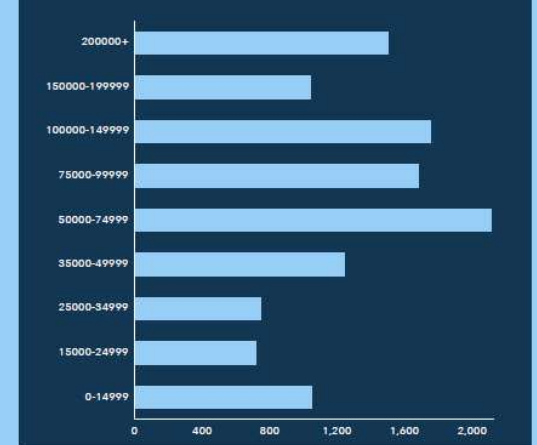
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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