



LEBANON SHOPS

FOR LEASE

300 Mt. Lebanon Blvd.
Castle Shannon PA 15234

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PROPERTY HIGHLIGHTS

FEATURES:

- Three-Story Neighborhood Shopping Center
- Ample Parking - Over 550 parking spaces
- Other Tenants Include:
- Planet Fitness | Subway | PNC Bank
- Hallmark | Wine/Spirits | Many more
- Located in the heart of Castle Shannon Commercial District
- Traffic Count: 15,270 +/- vehicles per day

BUILDING SIZE:

153,458 +/- Square Feet Total

AVAILABLE STOREFRONTS:

SUITE 201A - 1,452 +/- square feet

- 6-private offices
- 1-reception area
- 2-restrooms (one shower)

SUITE 400A - 1,785 +/- square feet

- 4-private offices
- 1-large cubicle area
- 1-kitchen
- 1-ADA restroom

LEASE RATE:

\$15.00 psf + all utilities



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	17,105	125,683	275,672
Median HH Income	\$97,003	\$81,436	\$72,906

