



FOR SALE

North Hills Investment Opportunity

7000 Stonewood Dr, Wexford, PA 15090

PRESENTED BY:

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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR SALE



STONEWOOD EAST

7000 Stonewood Dr, Wexford, PA 15090



STONEWOOD EAST

This impressive property features a 50,000 SF building with 102 units, ideally suited for office building investors. Built in 2005, the property offers modern infrastructure and a favorable layout to accommodate a range of business needs.

Location:

The area boasts easy access to major transportation routes including Route 19, I-79, I-279, PA Turnpike, and Pittsburgh's north suburbs. With a strong regional economy and proximity to top-tier amenities, this location presents an enticing prospect for office building investors.

Highlights:

- Modern, 50,000 SF office building; Fully-leased!
- Located in an established office park
- Visibility from US Route 19
- Over 30,000 VPD on US Route 19
- Abundant parking on 3.64-acre site



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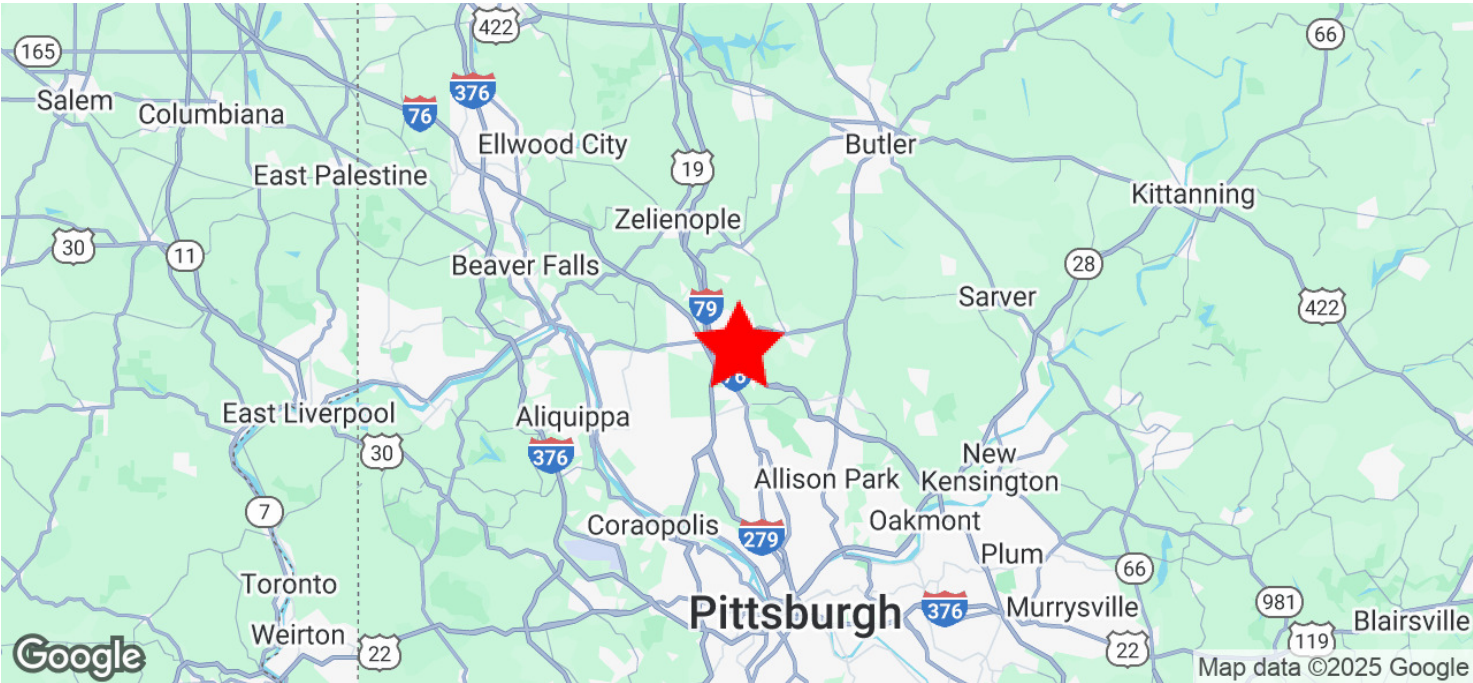
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DEMOGRAPHICS

| | 2 Miles | 5 Miles | 10 Miles |
|--------------------------|-----------|-----------|-----------|
| 2024 Population | 13,960 | 80,156 | 287,327 |
| Median Age | 40.8 | 42.3 | 43.7 |
| 2024 Households | 5,044 | 30,153 | 116,606 |
| Average Household Income | \$179,064 | \$161,236 | \$126,761 |

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