



Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	10,908 SF
Lot Size:	1.6 Acres
Year Built:	2000
Zoning:	HC: Highway Commercial
VPD:	Approx. 77,000 VPD

Property Overview

Single-tenant retail building located at 1804 Golden Mile Highway in Pittsburgh, Pennsylvania. The 10,908-square-foot former Rite Aid was constructed in 2000 and is positioned along one of the area's primary commercial corridors featuring excellent visibility along the east side of Golden Mile Highway, just north of Old Frankstown Road. The Property includes a large on-site parking field, drive-thru, and prominent signage opportunities. The surrounding trade area features a strong mix of national and regional retailers, restaurants, and service providers, making this an attractive opportunity for an owner/user or investor seeking a highly visible, adaptable retail building in a strong suburban location. Neighboring retailers include Target, Aldi, Lowe's, Dollar General, Shop 'n Save, Starbucks, McDonalds, Chick-fil-A, Chipotle, Wendy's, and Best Buy among other national and local retailers.

Property Highlights

- Freestanding building with a large parking field and existing drive-thru, perfect for retail, medical, or service-oriented users
- Highly visible position along Golden Mile Highway, one of the area's primary commercial corridors featuring convenient accessibility and strong traffic counts
- Ideal for either an owner/user or for an investor seeking a value-add retail investment

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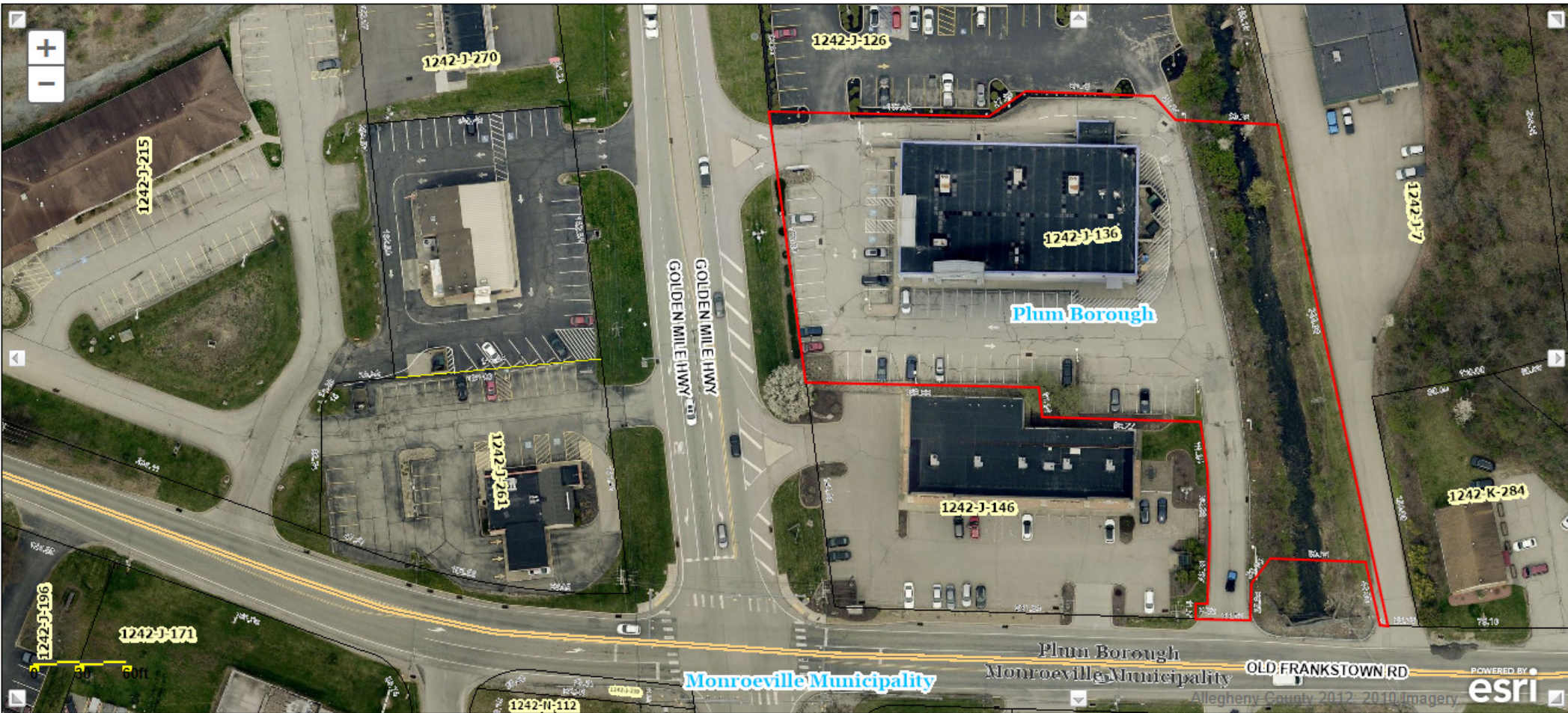
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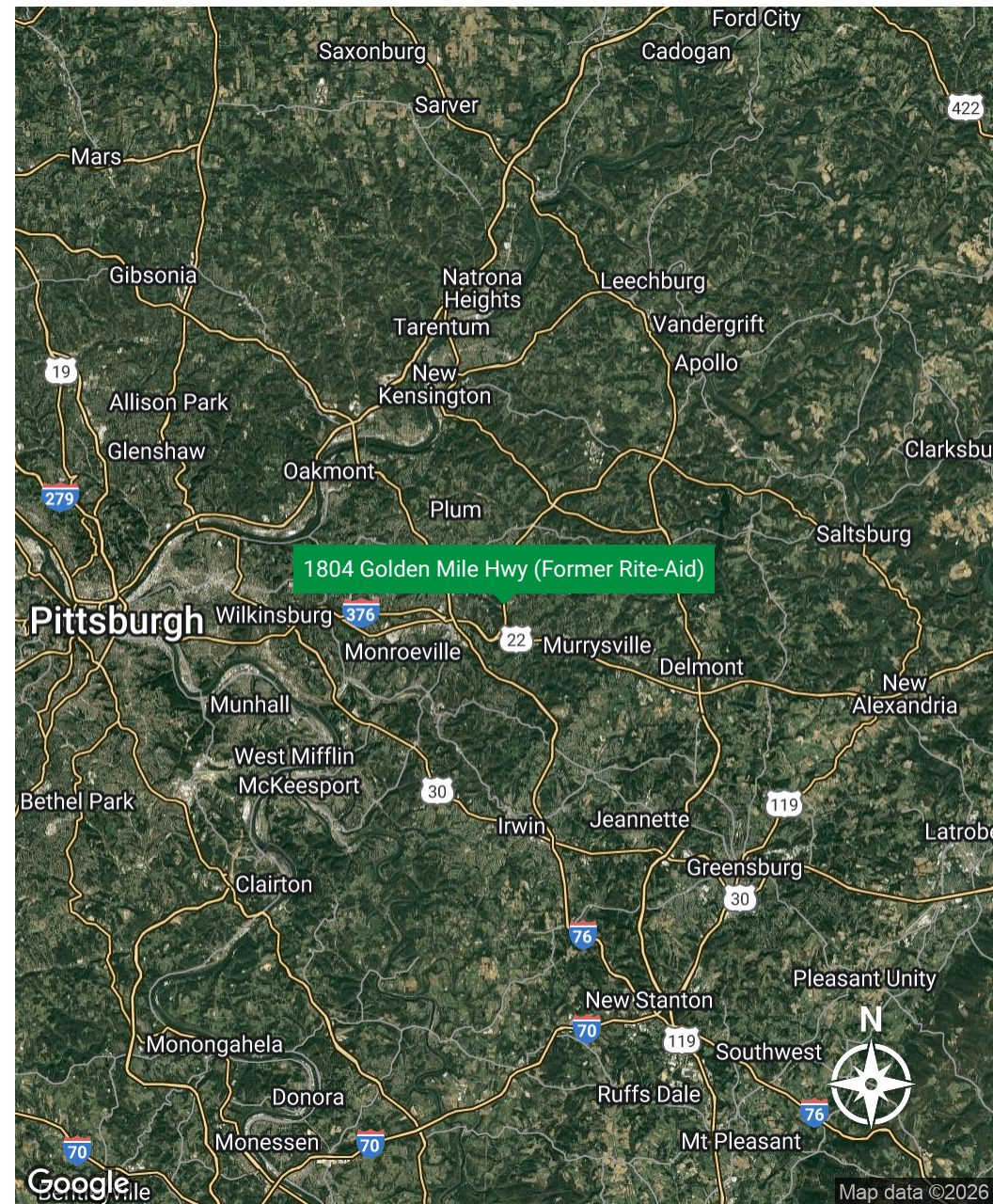
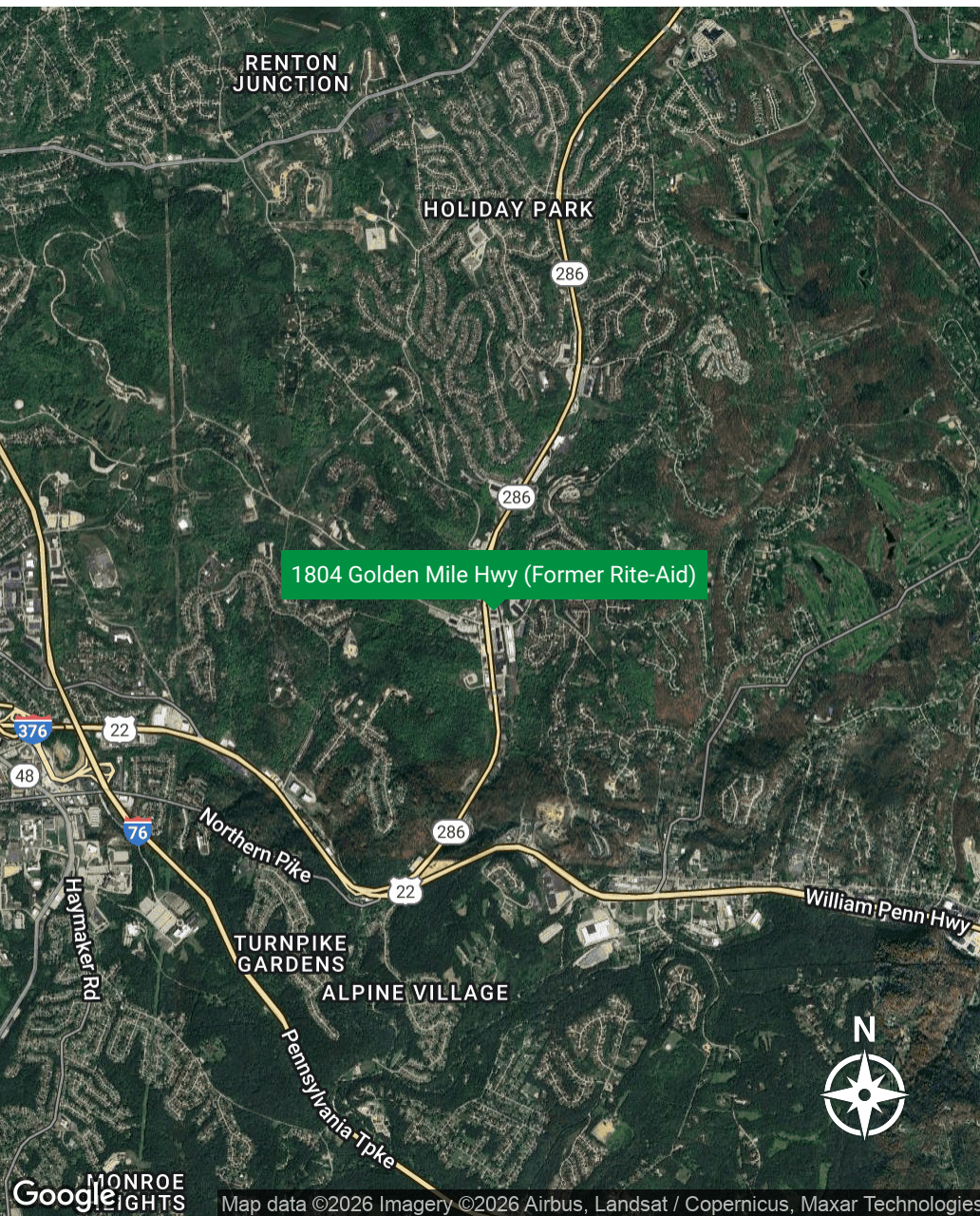
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FOR SALE OR LEASE | 1804 GOLDEN MILE HIGHWAY

LOCATION MAP



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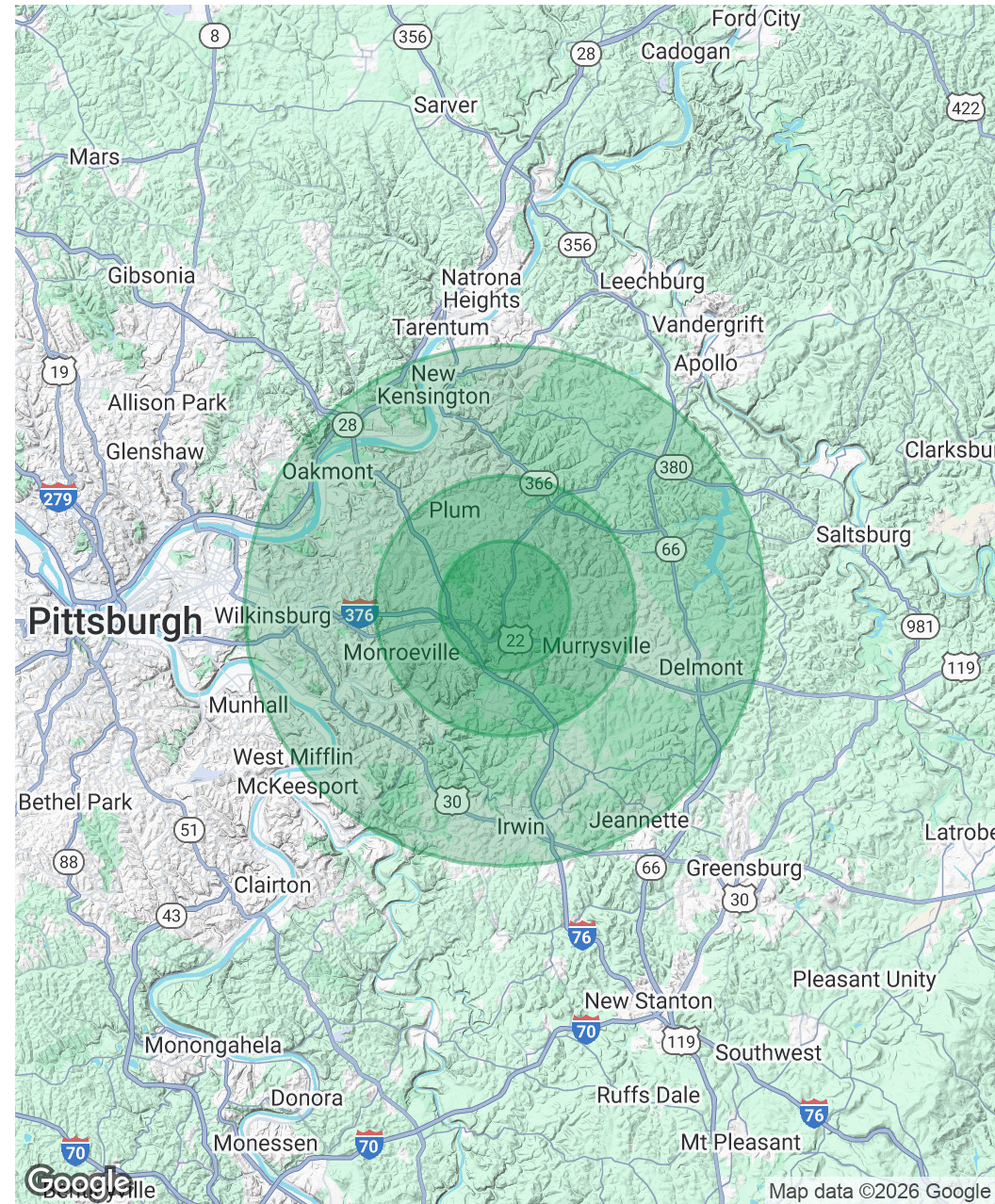
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DEMOGRAPHICS MAP & REPORT

Population	2.5 Miles	5 Miles	10 Miles
Total Population	24,386	73,447	372,746
Average Age	47	45	45
Average Age (Male)	45	44	43
Average Age (Female)	48	47	46

Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	10,251	31,174	167,591
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$127,732	\$119,834	\$95,272
Average House Value	\$280,437	\$282,698	\$226,263

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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