

LAND FOR LEASE

2624 ROCHESTER RD



FOR LEASE

KW COMMERCIAL | PITTSBURGH NORTH
1001 Village Run Rd Suite 200
Wexford, PA 15090

PRESENTED BY:
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

2624 ROCHESTER ROAD



OFFERING SUMMARY

LEASE RATE:	\$3,500 per month
LEASE TERM:	1 year or longer
LOT SIZE:	1 acre
RENT / ACRE:	\$3,500
CROSS STREETS:	Rochester Rd and Route 19
ZONING:	C-1, SP-1, CCD-2 Overlay
PERMITTED USES:	Contact agent
FRONTAGE:	124 ft
UTILITIES:	Public
APN:	130-4F108-19E-0000

PROPERTY OVERVIEW

Prime Leasing Opportunity in Cranberry Township. Situated on Rochester Road, just off Route 19 and minutes from I-79 and the PA Turnpike, this highly accessible commercial property offers 1 acre of flat land along with a 700 sq ft office space featuring a full bathroom. Ideally suited for contractors, and trades professionals, providing ample private space for material storage, equipment staging, and vehicle or truck parking. The space offers great visibility for signage with a traffic count of 10,000+ per day. Establish your business in one of Western PA's fastest-growing areas.

Option to lease only the land - \$2,000/month.

PROPERTY HIGHLIGHTS

- Prime location on Rochester Road, just off Route 19 in Cranberry Twp.
- Easy access to I-79 and the PA Turnpike
- 1 acre of flat land - perfect for outdoor storage or staging
- 700 sq ft office space with a full bathroom
- Traffic count: 10,000+ cars per day
- Neighbors to Graham Park
- Located in one of Western PA's fastest-growing markets

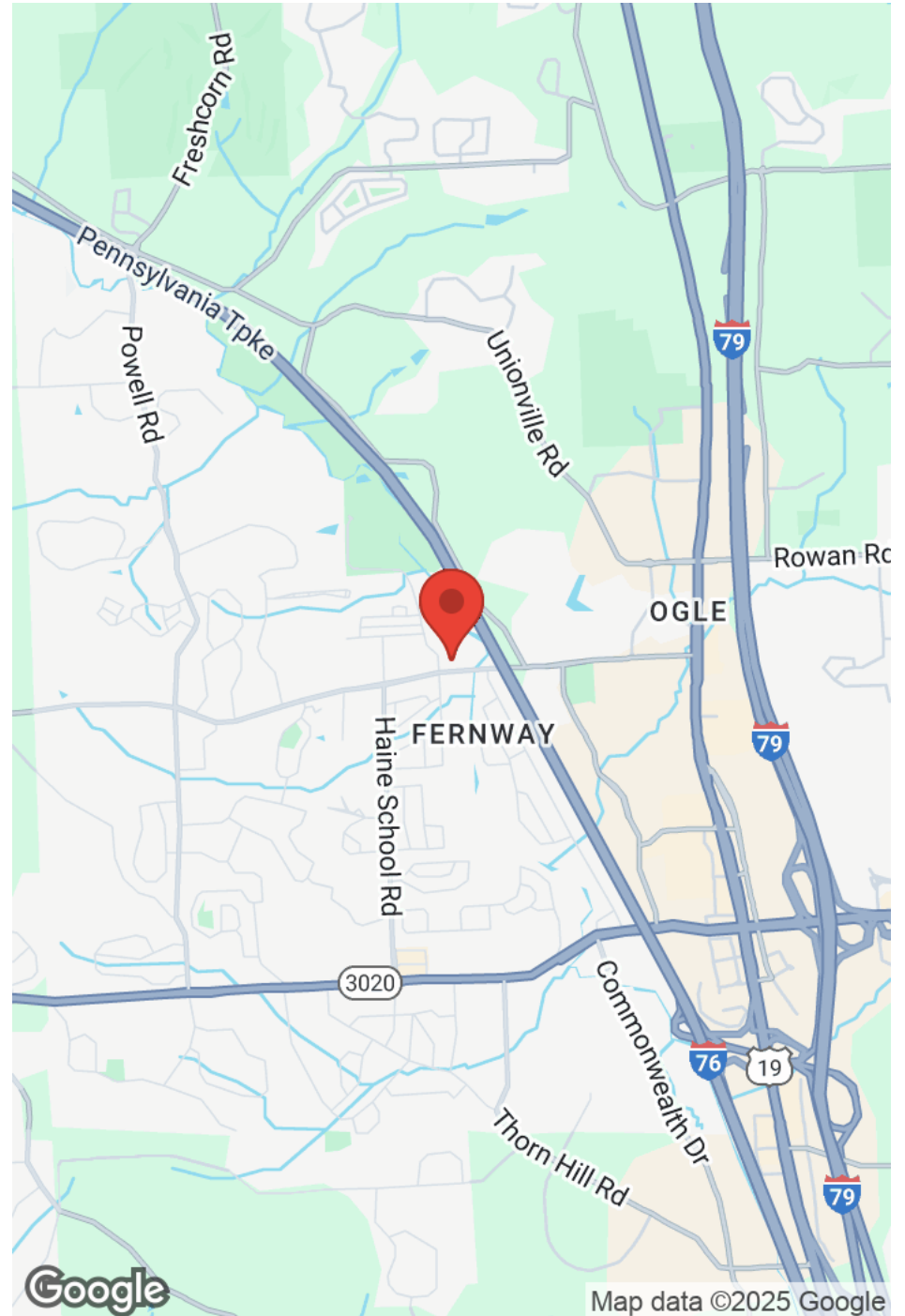
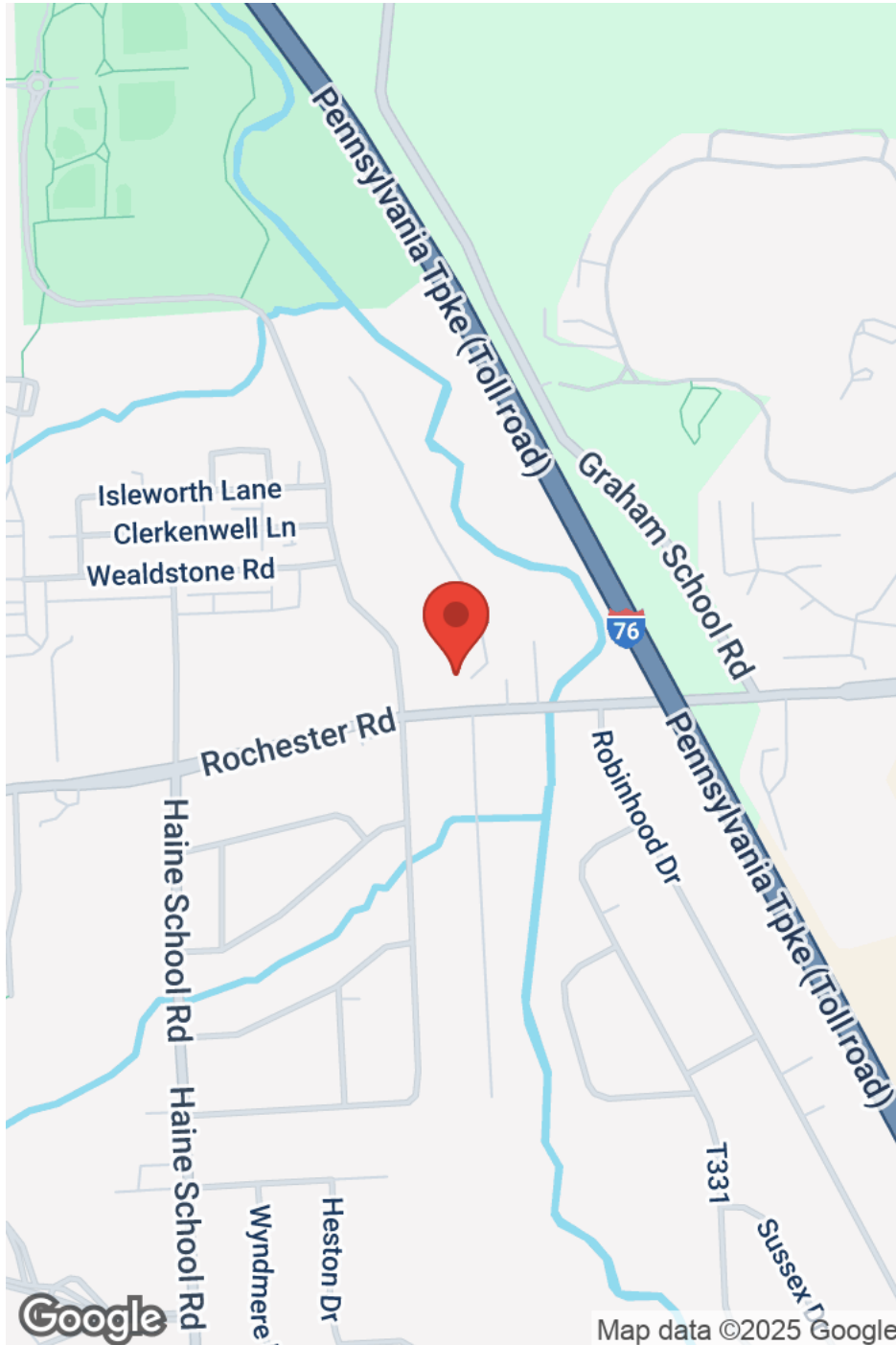
PROPERTY PHOTOS

2624 ROCHESTER ROAD



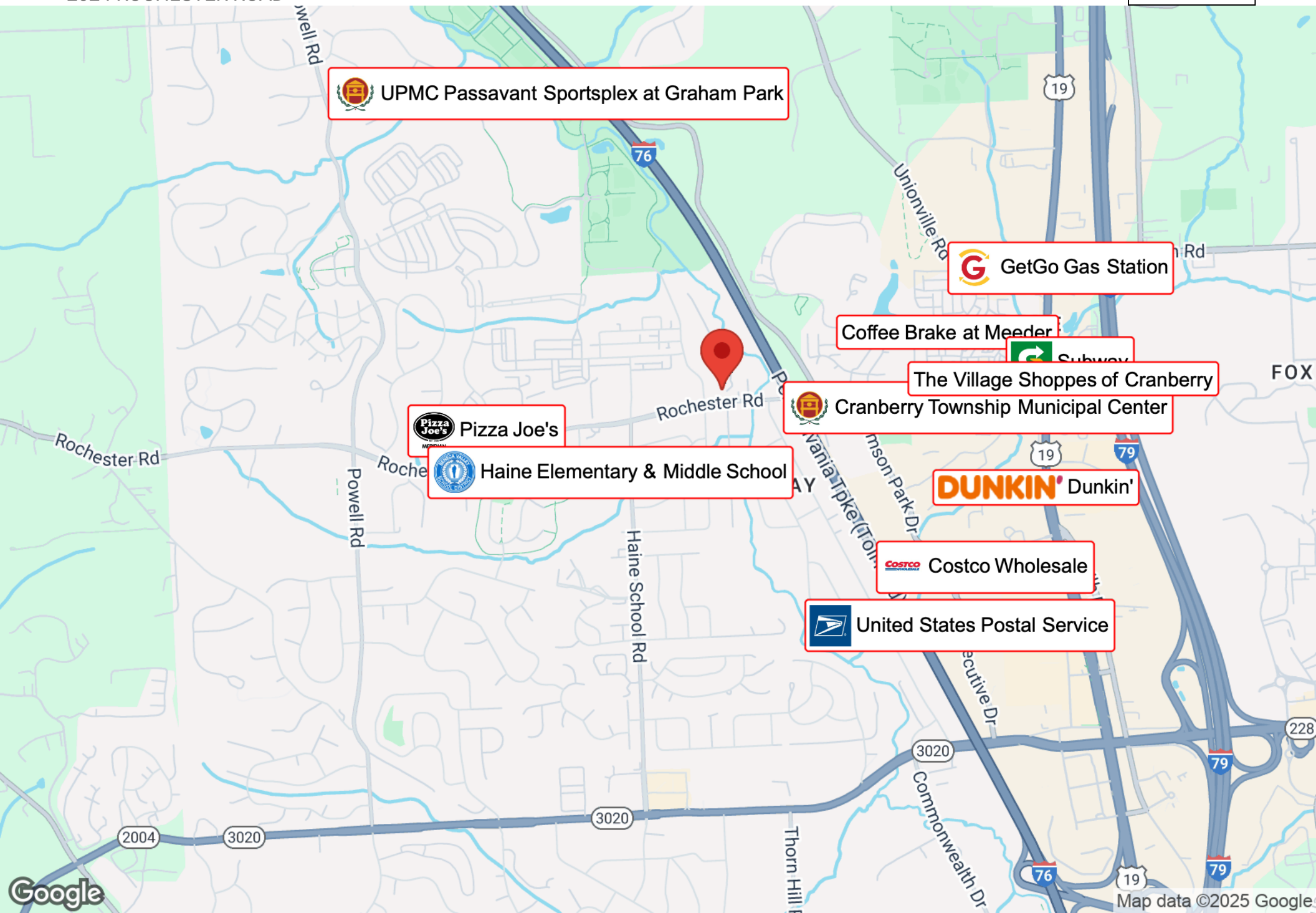
LOCATION MAPS

2624 ROCHESTER ROAD



BUSINESS MAP

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 UPMC Passavant Sportsplex at Graham Park

 GetGo Gas Station


Coffee Brake at Meeder

 Subway

The Village Shoppes of Cranberry

 Cranberry Township Municipal Center

 Pizza Joe's

 Haine Elementary & Middle School

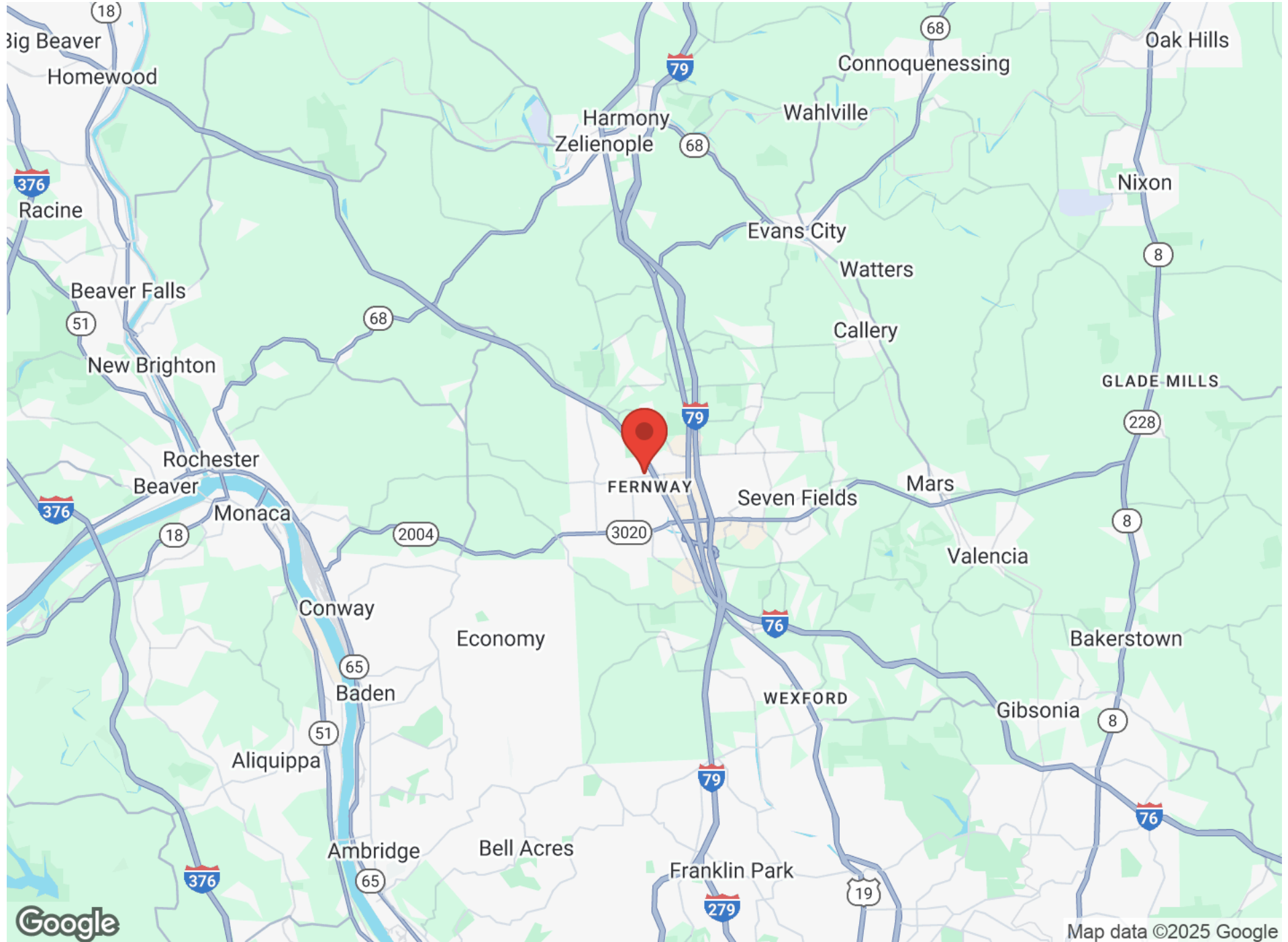
 DUNKIN' Dunkin'

 Costco Wholesale

 United States Postal Service

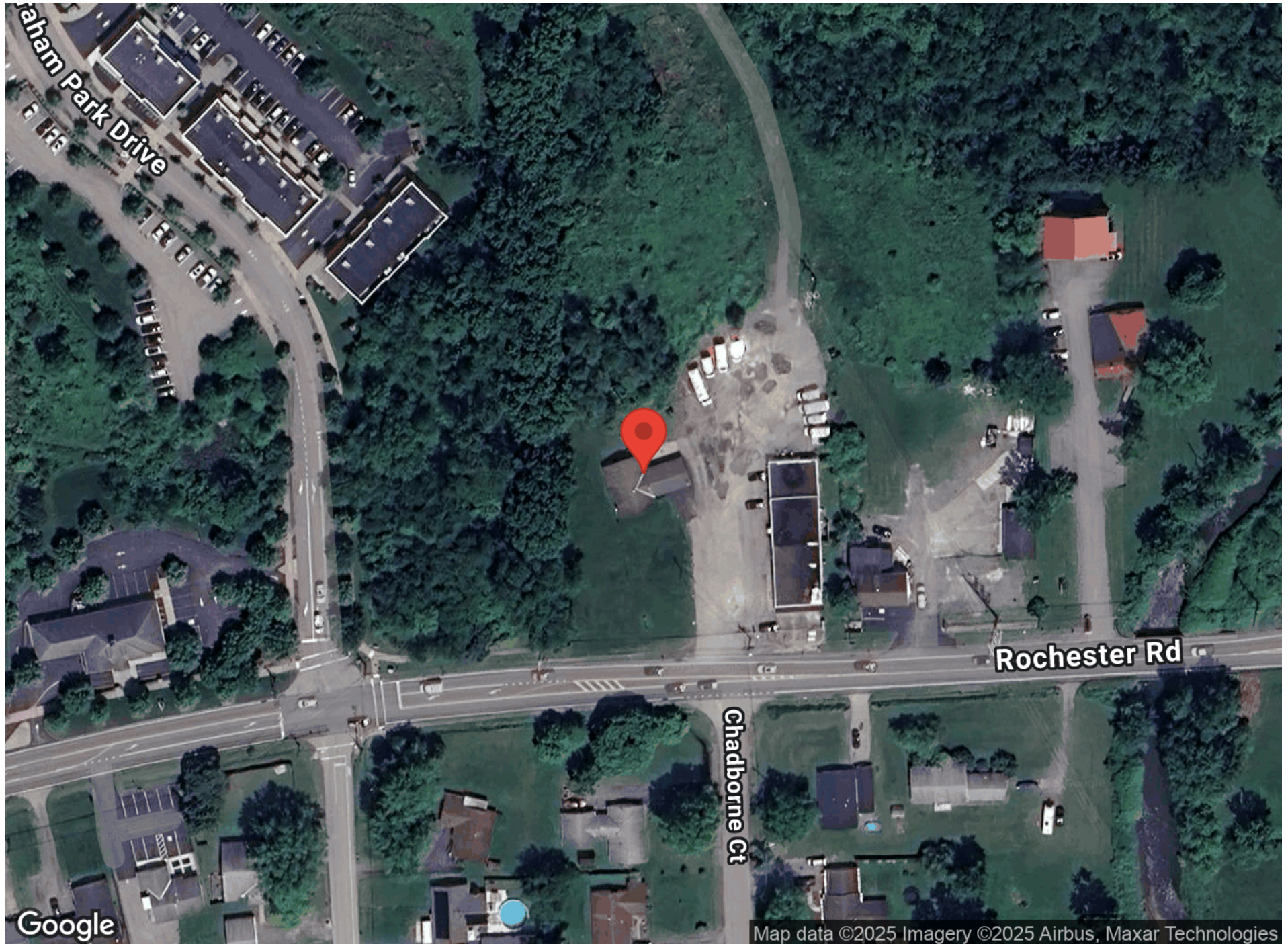
REGIONAL MAP

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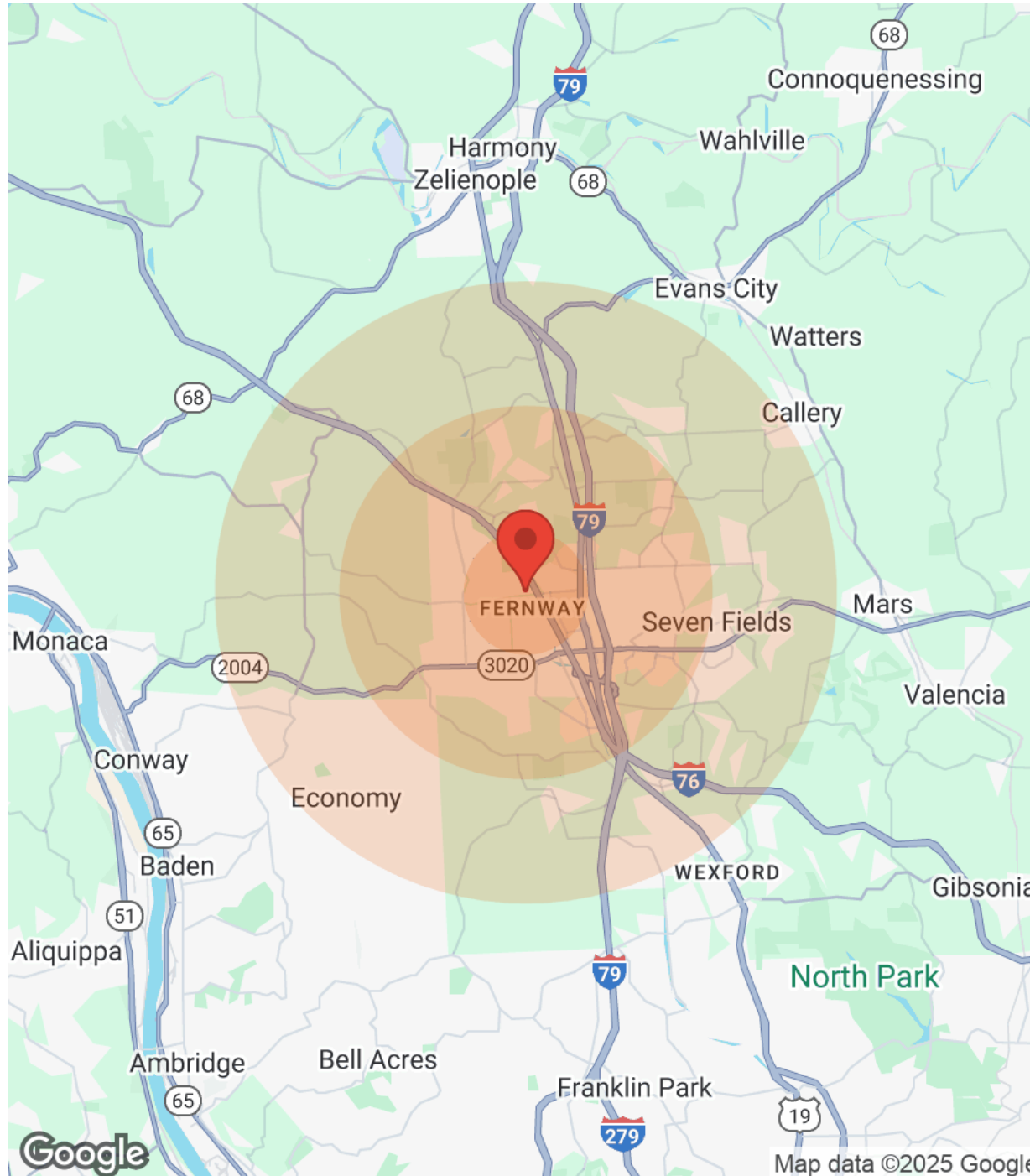
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,172	13,833	25,809
Female	3,899	14,817	26,898
Total Population	7,071	28,650	52,707

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,404	5,736	9,698
Ages 15-24	890	4,534	7,905
Ages 25-54	2,978	11,127	19,692
Ages 55-64	752	3,698	7,231
Ages 65+	1,047	3,555	8,181

Race	1 Mile	3 Miles	5 Miles
White	6,662	27,486	51,009
Black	66	177	231
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	111	305	430
Multi-Racial	264	594	846

Income	1 Mile	3 Miles	5 Miles
Median	\$61,726	\$92,253	\$85,262
< \$15,000	98	402	723
\$15,000-\$24,999	220	424	965
\$25,000-\$34,999	283	675	1,301
\$35,000-\$49,999	443	1,015	2,086
\$50,000-\$74,999	605	1,665	3,491
\$75,000-\$99,999	439	1,571	3,012
\$100,000-\$149,999	653	2,726	4,578
\$150,000-\$199,999	148	1,177	1,941
> \$200,000	93	778	1,706

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,041	10,934	20,448
Occupied	2,837	10,399	19,470
Owner Occupied	1,916	8,712	16,585
Renter Occupied	921	1,687	2,885
Vacant	204	535	978

PROFESSIONAL BIO

2624 ROCHESTER ROAD



GIOVANNI FEDELE



My name is Giovanni Fedele. I am a trusted KW commercial agent in Pittsburgh, Pennsylvania. As a Real Estate Professional, I have built incredibly strong relationships with numerous clients, co-workers, Mortgage Brokers, Banks, and Closing Companies that we can trust in this business. I work with commercial sellers, landlords and tenants and specialize in multi-unit properties as I own them myself. At the end of the day, I work in all ends of Real Estate and I am a driven Real Estate Investor looking to expand as much as possible and maintain a systematic referral network. My favorite part about being an agent is having the ability to better someone's life with my knowledge in Real Estate. I like to focus on Closing deals, Quality Service and Doing What Is Right For My Clients. If you are looking for exclusive representation, I would love to be considered as part of your "A-Team".

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