

145 McMurray Road

Pittsburgh, PA 15241



Available Premises

1,443 SF (former Baskin Robbins)

Property Highlights

- Ideally located at the intersection of McMurray Road and Bethel Church Road, with direct access also from Drake Road
- Co-tenants include Dunkin and Toss Pizza and Wings and the building is adjacent to the new constructed Waffles Inc and Lifeline Physical Therapy

AREA AVERAGE DAILY TRAFFIC

| | |
|------------------------------------|--------|
| McMurray Road & Bethel Church Road | 23,997 |
|------------------------------------|--------|

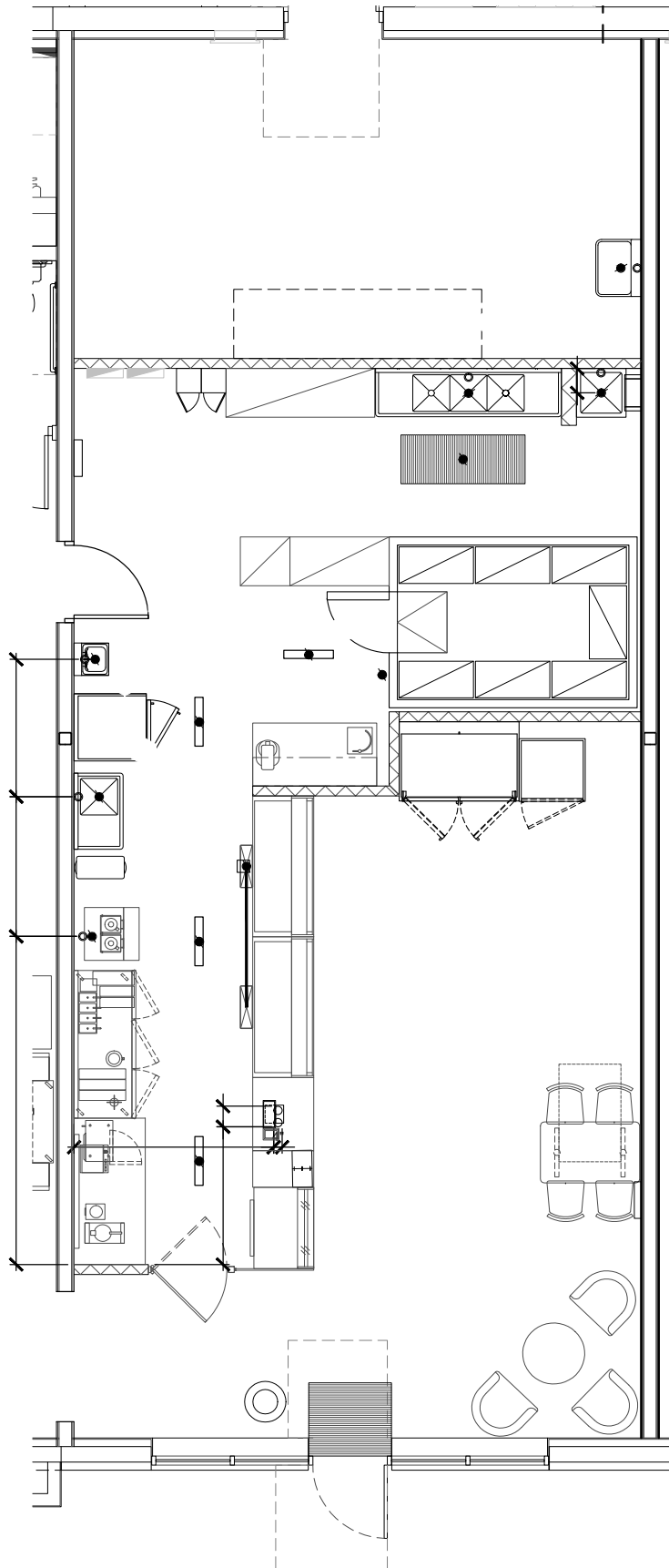
DEMOGRAPHICS

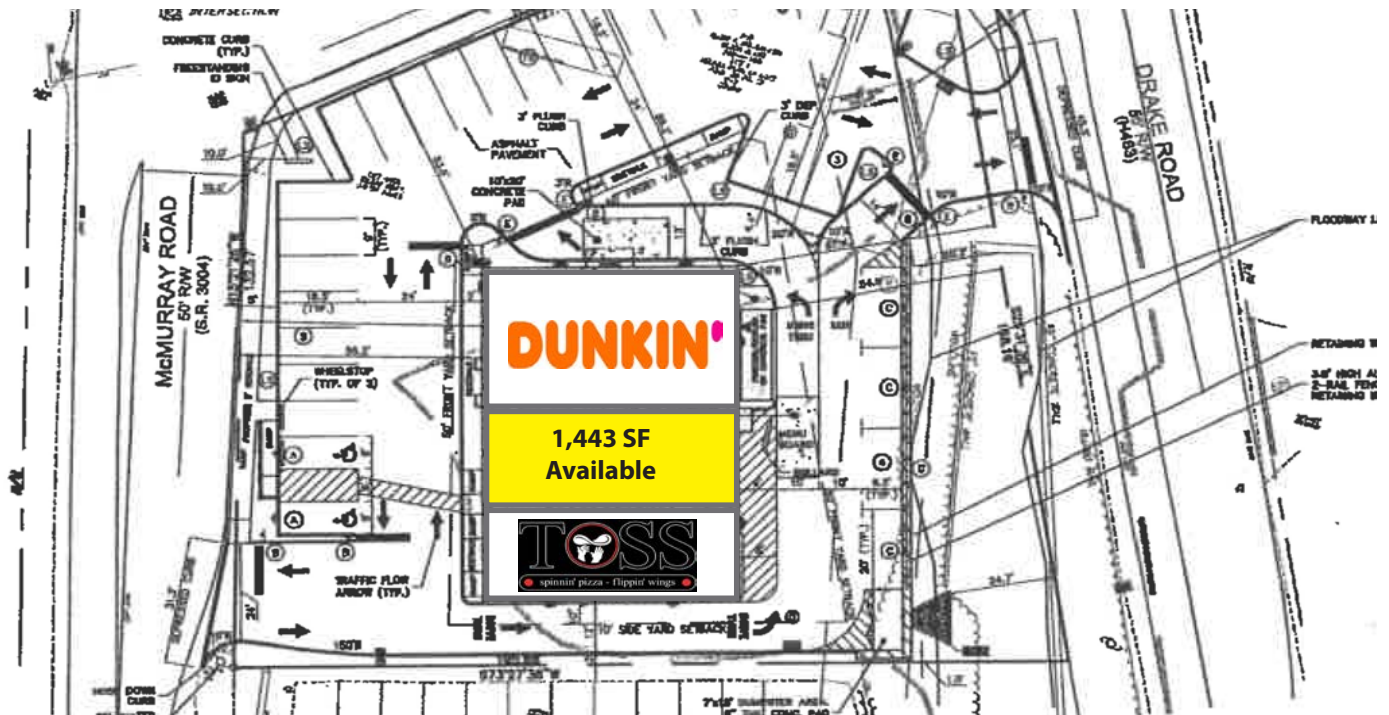
| | 1-MILE | 3-MILES |
|-----------------|-----------|-----------|
| Population: | 7,839 | 70,652 |
| Avg. HH Income: | \$120,091 | \$124,888 |

NET CHARGES

| | |
|--|------------|
| Total Net Charges | \$16.71/SF |
| (CAM - \$5.61/SF; Taxes - \$10.31/SF; Insur - \$0.79/SF) | |

Current Floor Plan





2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.