



FORMER DOLLAR GENERAL

FOR SALE/LEASE

325 East 8th Avenue
Homestead PA 15120

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PROPERTY HIGHLIGHTS

FEATURES:

- Two-Story Brick retail/office building with full basement
- Within minutes of the Waterfront Development and Parkway East (Route 376)
- Rubber roof - 2002
- Traffic Count: 15,000 +/- vehicles per day
- Zoning: Overlay Zoning District
- Lot & Block #130-K-239

BUILDING SIZE:

25,272 +/- SQ FT.

LOT SIZE:

8,800 Square Feet

AVAILABLE SPACE:

Former Dollar General:

8,424 +/- square feet

Second Floor:

8,424 +/- square feet

Lower Level:

8,424 +/- square feet

RENTAL RATE:

\$8.00 psf + utilities (NN)

SALE PRICE:

\$450,000



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	9,765	107,869	339,693
Median HH Income	\$39,245	\$56,352	\$59,463

