

**LEASE OFFERING MEMORANDUM**  
**3,200 SF Retail Space**  
**Available | Mt. Lebanon**

**460 COCHRAN RD**  
Pittsburgh, PA 15228

**PRESENTED BY:**

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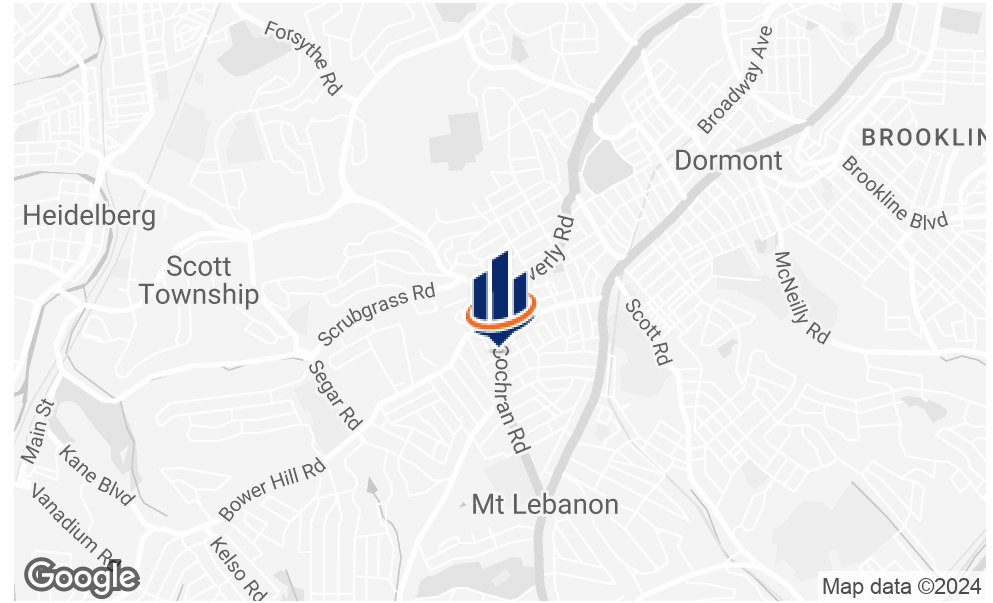
SECTION 1  
Property  
Information



**ADDITIONAL PHOTOS**



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,200 SF
<b>AVAILABLE SF:</b>	3,200 SF
<b>LOT SIZE:</b>	8,165 SF
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	South Hills

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this 3,200 SF retail space available for lease on Cochran Rd in Mt. Lebanon, PA.

## PROPERTY HIGHLIGHTS

- Traffic lighted intersection
- Great visibility
- 10,710+ ADT on Cochran Rd
- On site parking

## DEMOGRAPHICS

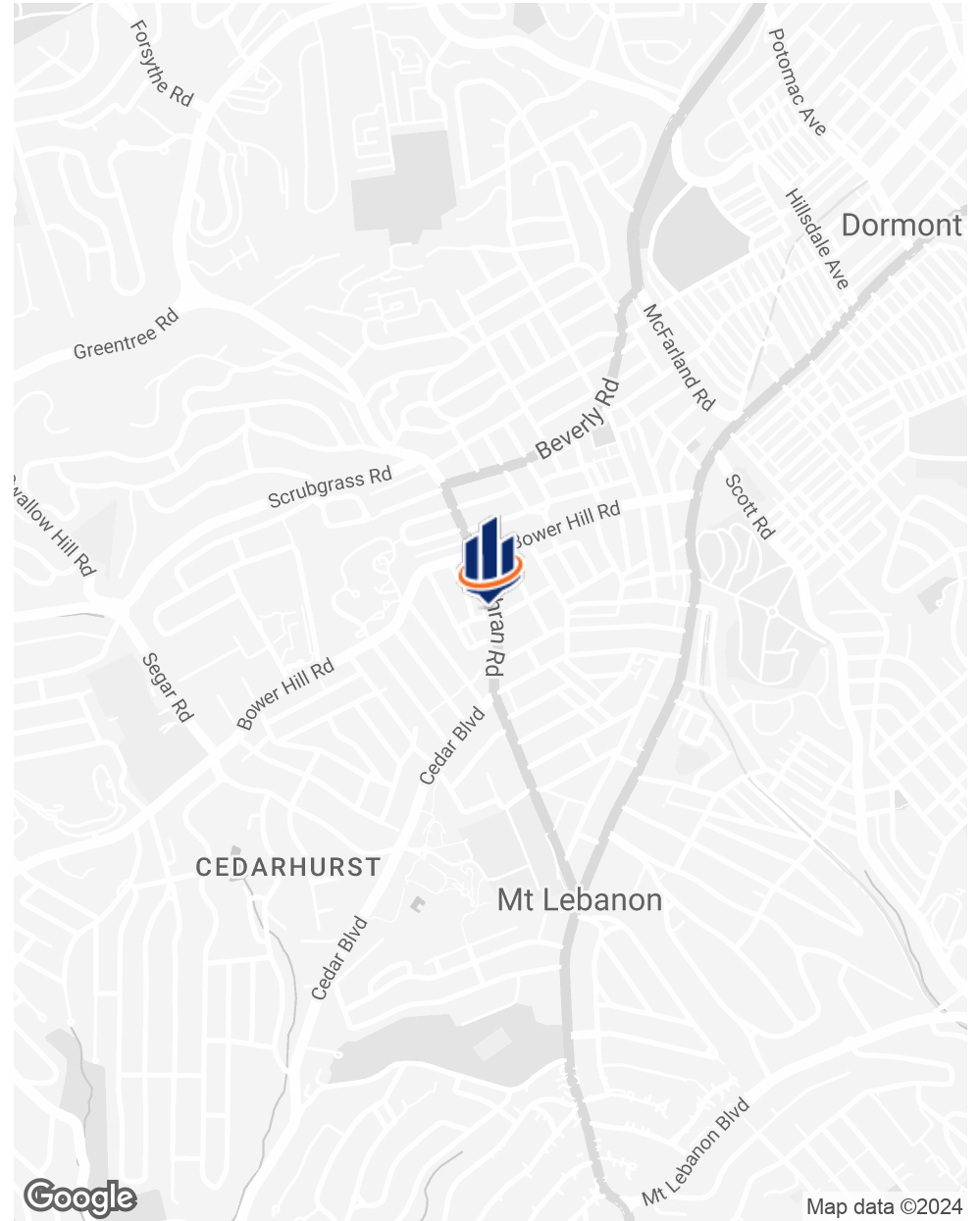
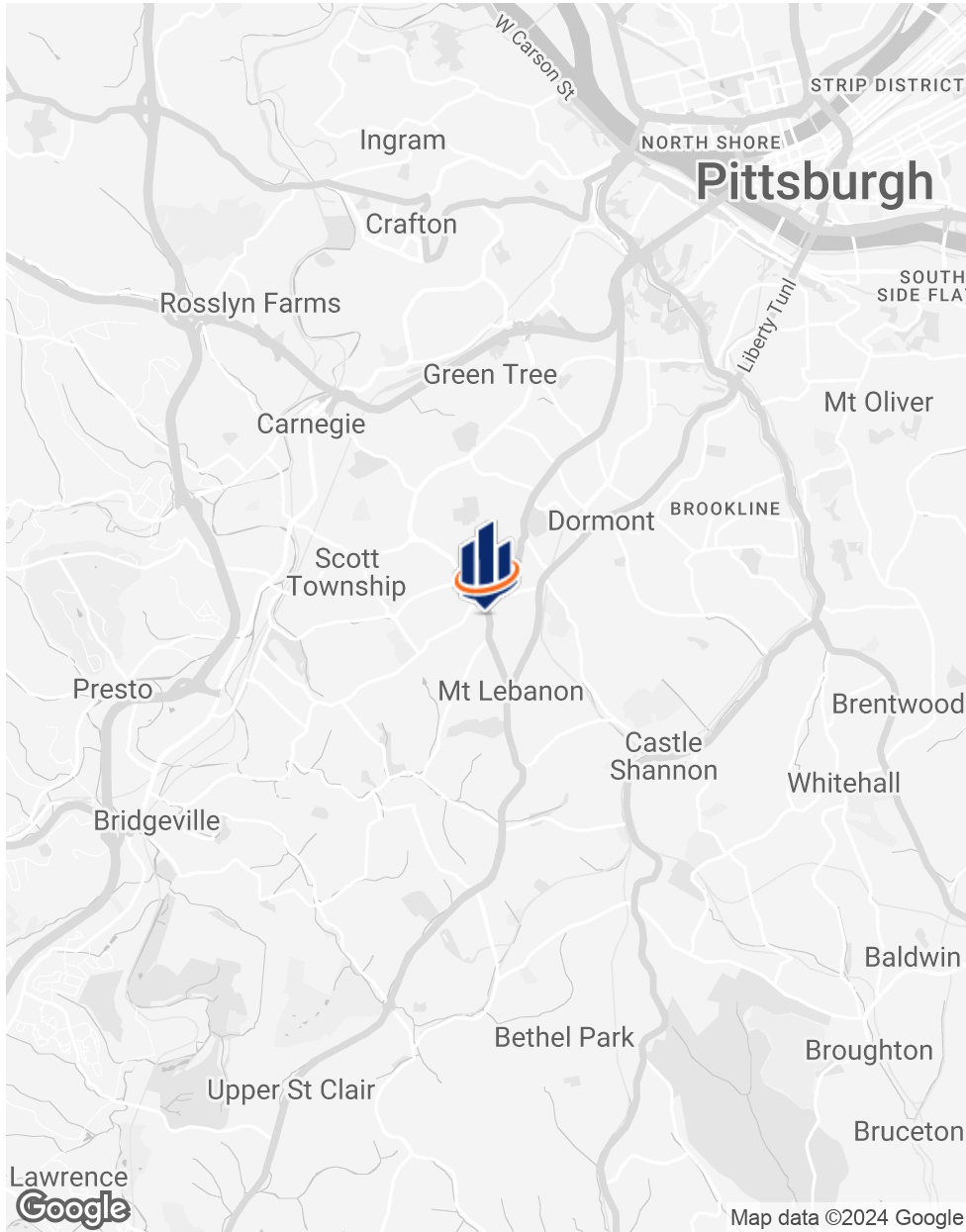
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	20,528	121,456	272,608
<b>AVERAGE HH INCOME</b>	\$116,371	\$89,511	\$81,051



**SECTION 2**  
Location  
Information



# LOCATION MAPS





# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

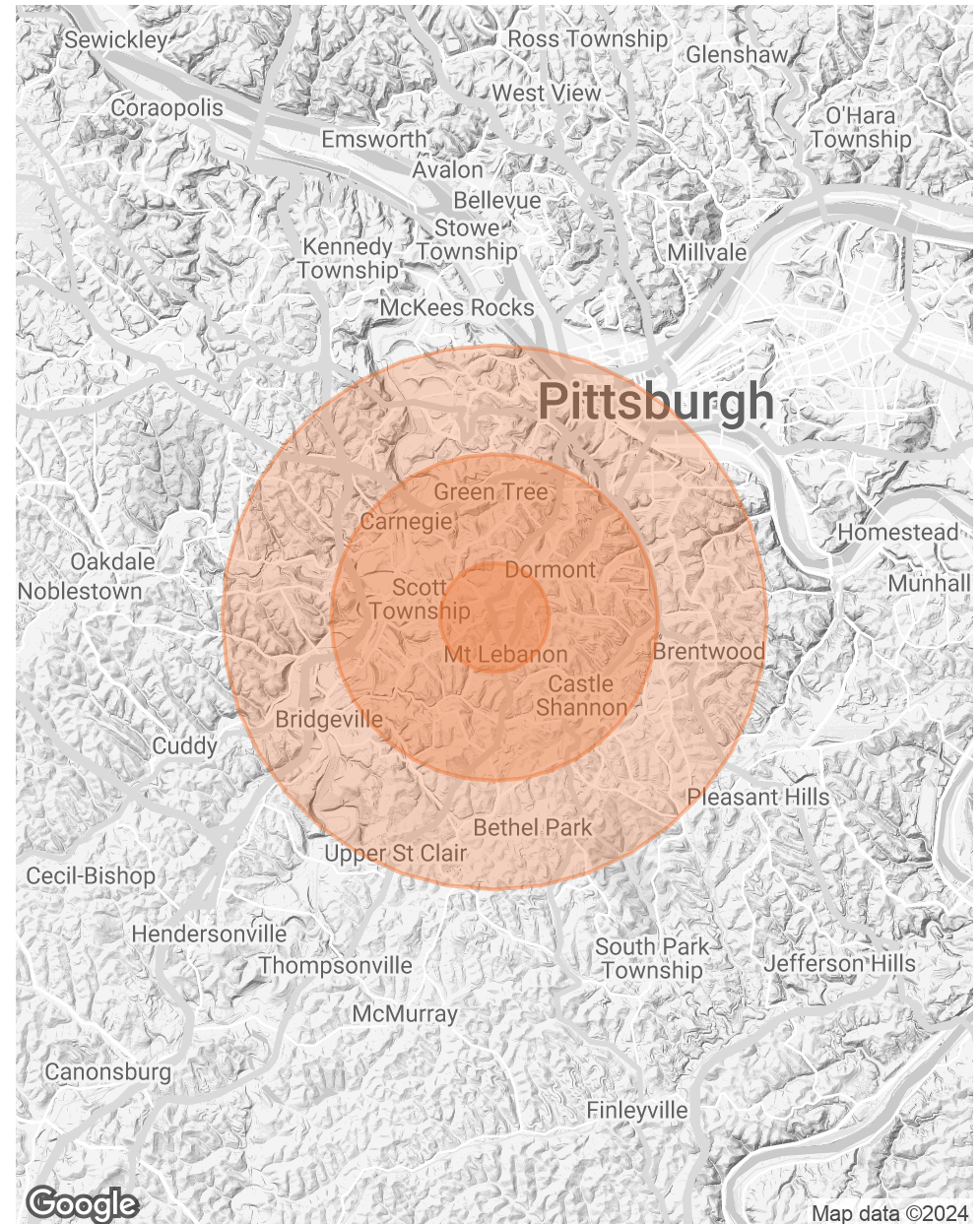
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	20,528	121,456	272,608
<b>AVERAGE AGE</b>	43.5	43.5	42.2
<b>AVERAGE AGE (MALE)</b>	41.8	41.3	40.3
<b>AVERAGE AGE (FEMALE)</b>	44.5	45.5	44.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,654	58,936	132,778
<b># OF PERSONS PER HH</b>	2.1	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$116,371	\$89,511	\$81,051
<b>AVERAGE HOUSE VALUE</b>	\$273,125	\$193,720	\$178,028

\* Demographic data derived from 2020 ACS - US Census





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