



NEVER BEFORE MARKETING - NOW AVAILABLE

101 CORBETT COURT
PITTSBURGH, PA 15237



Presented By:

Kevin Riley, CCIM, SIOR

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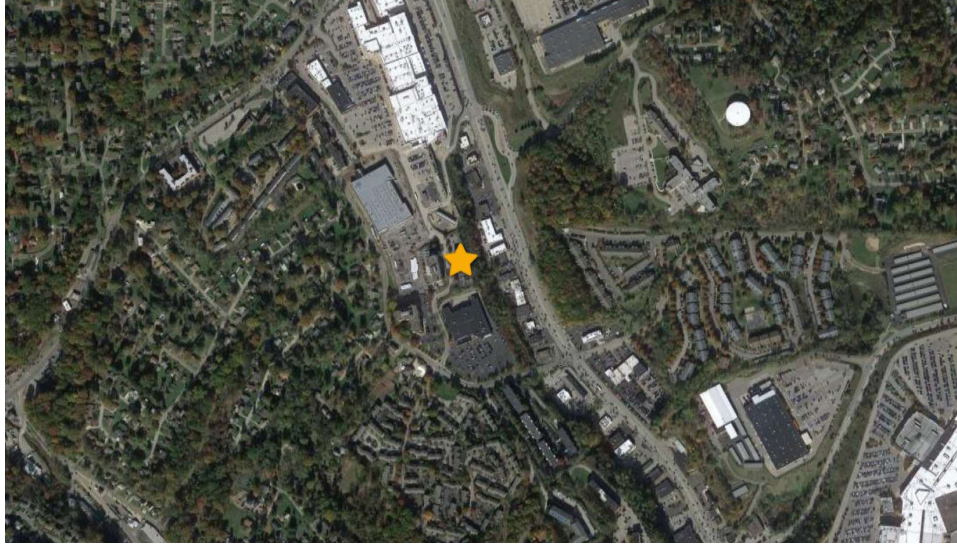
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lease Rate As-Is:	\$12 per SF
Building Size:	20,935 SF
Available SF:	9,735-20,935 SF
Lot Size:	1.6 Acres
Zoning:	C1 Regional Commercial District
Traffic Count:	40,000

PROPERTY OVERVIEW

First time on the market; this well known North Hills destination is being redeveloped and the sky is the limit. This provides a rare opportunity for class A office, high-end retail, fitness, or medical office space in a single tenant building. Signage visible from McKnight Road! The building can also be demised down to 9,735 SF to accommodate two tenants.

PROPERTY HIGHLIGHTS

- Visibility from McKnight Road (40,000 VPD)
- Prominent signage opportunity for full-building user
- Abundant nearby retail and dining options
- Walkable to The Block at Northway
- 3.75/1,000 SF on-site parking ratio
- 17 mins (9 miles) drive to downtown Pittsburgh
- 8 mins (2.4 miles) drive to UPMC Passavant Hospital & 5 mins (1.6 miles) drive to AHN McCandless Hospital

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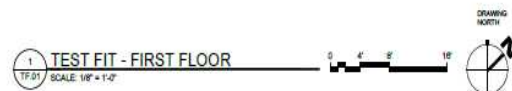
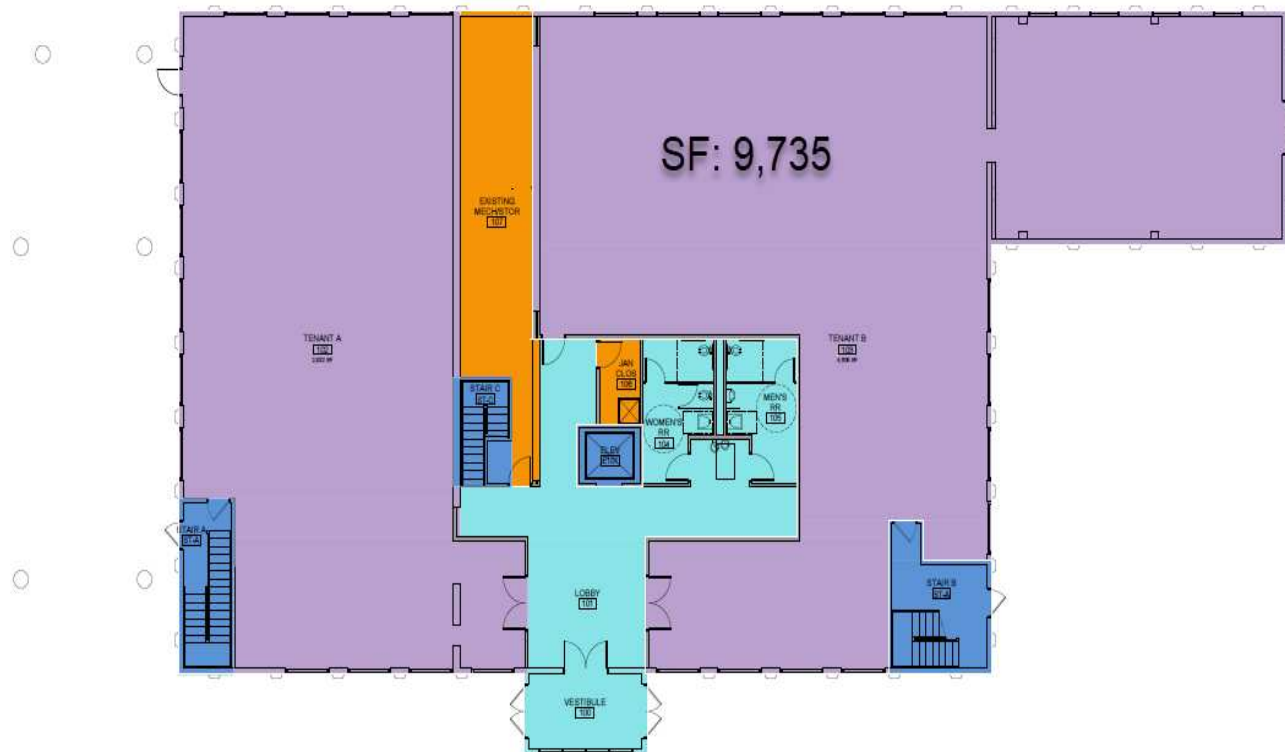
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FLOOR PLANS & RENDERINGS



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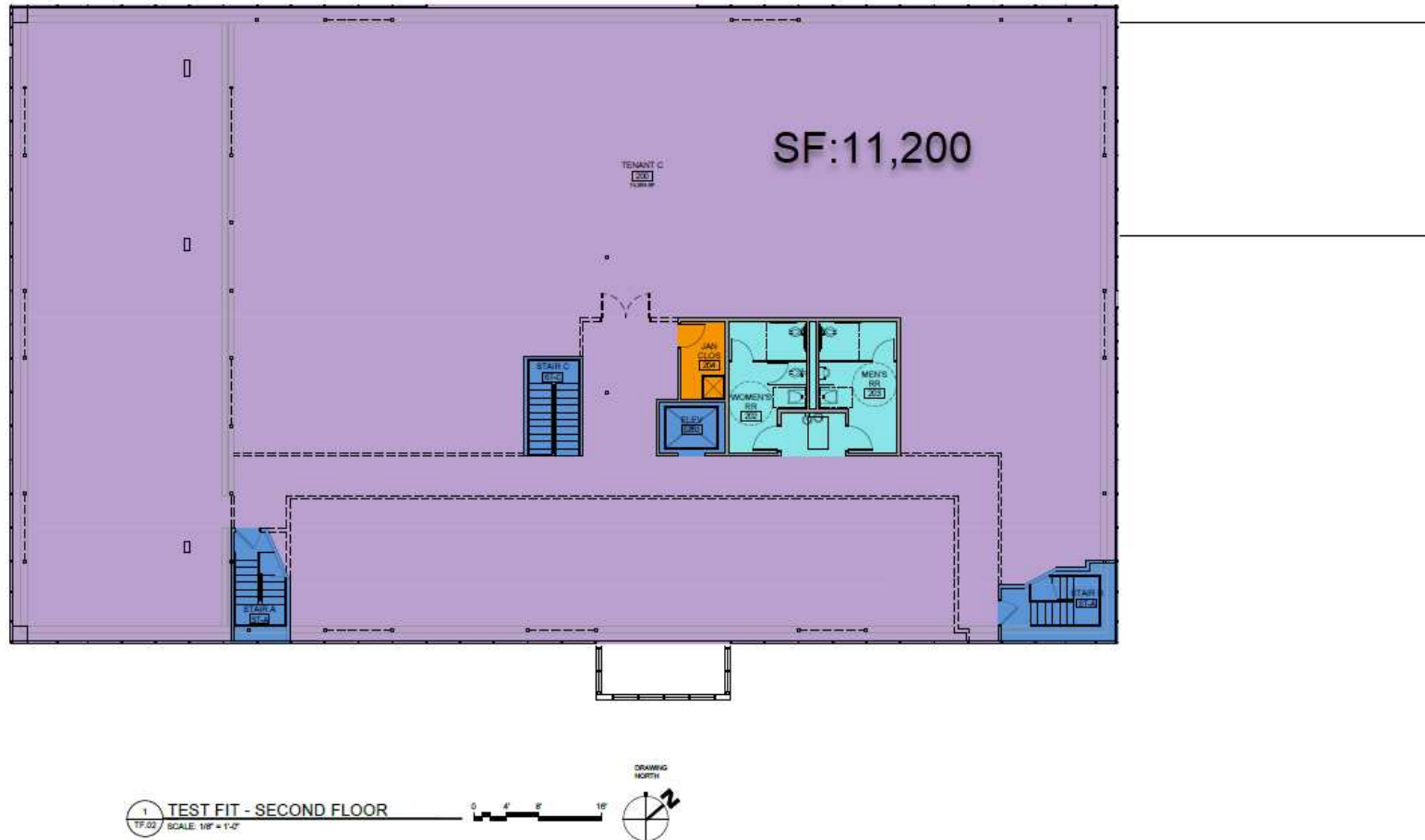
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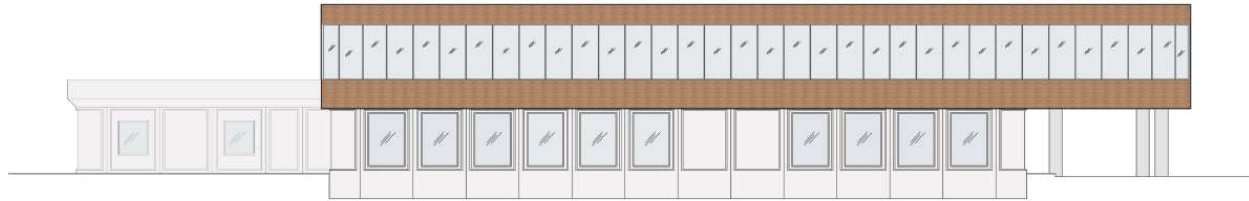
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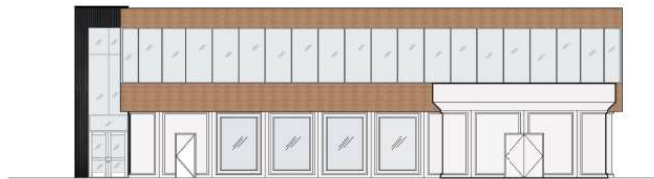
FLOOR PLANS & RENDERINGS



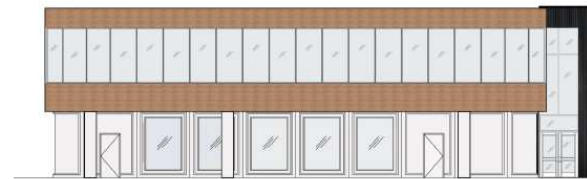
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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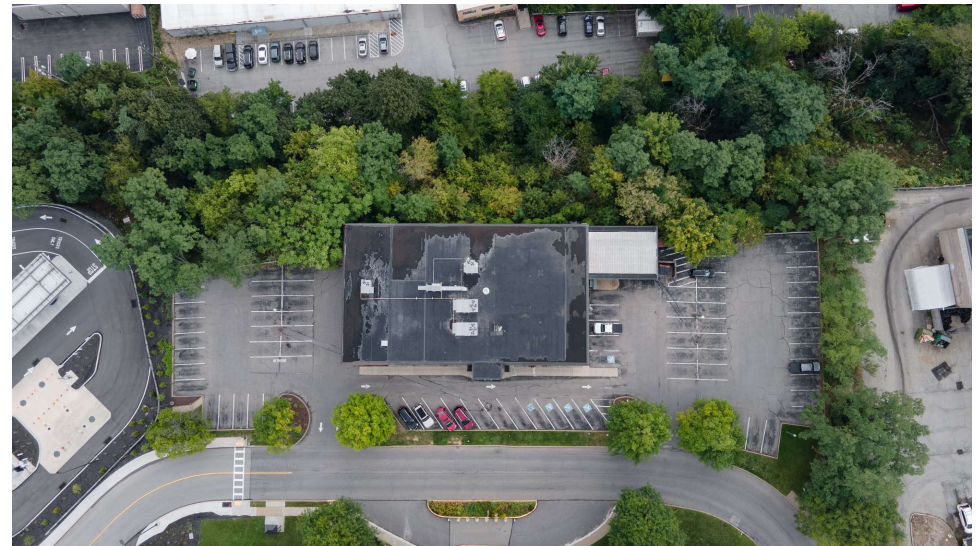
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ADDITIONAL PHOTOS



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RETAILER MAP



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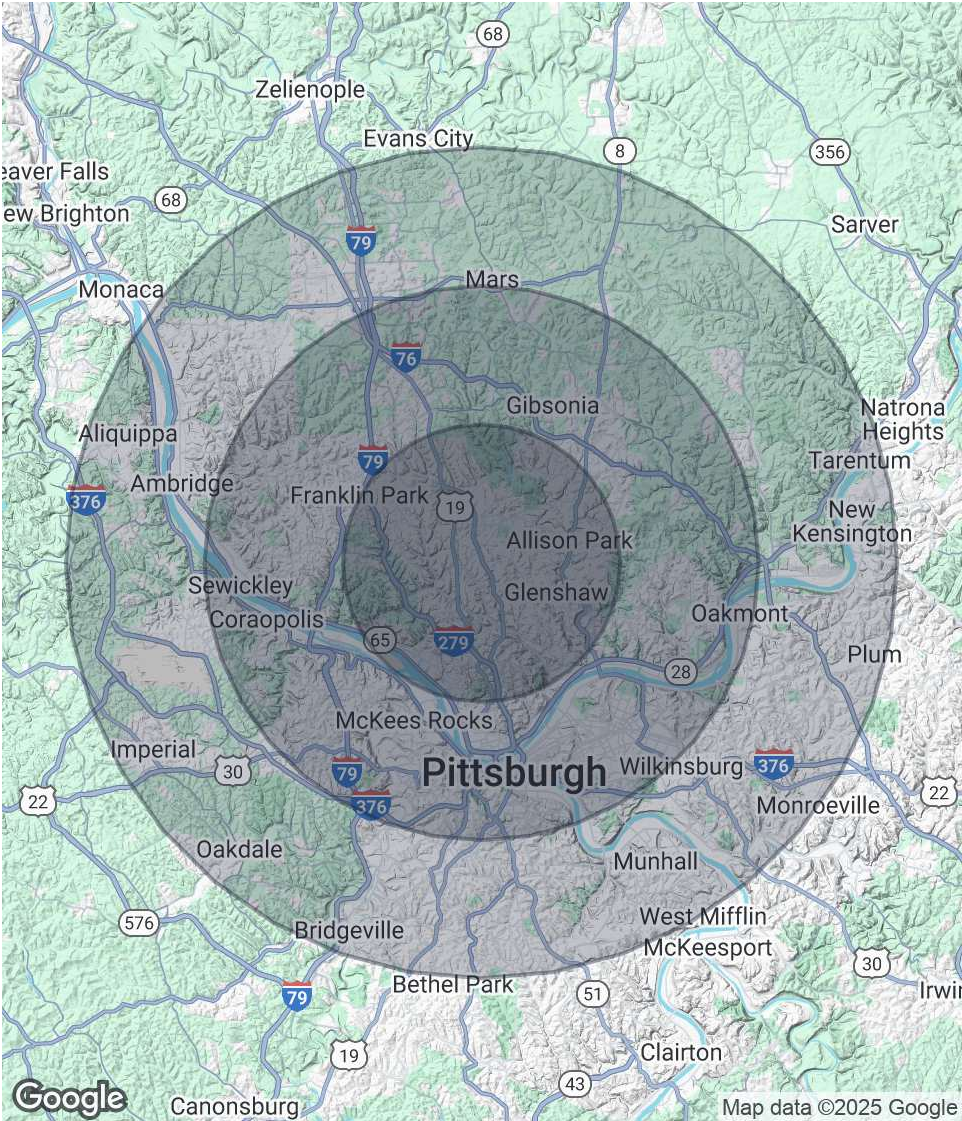


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	154,145	598,950	1,133,154
Average Age	43.1	40.2	41.9
Average Age (Male)	41.5	38.6	40.1
Average Age (Female)	44.9	41.5	43.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	71,745	295,094	560,805
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$91,991	\$84,726	\$80,726
Average House Value	\$209,740	\$218,973	\$195,244

* Demographic data derived from 2020 ACS - US Census



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POTENTIAL USES



OFFICE

- Law Office
- Robotics
- Architecture
- Commercial Real Estate
- Financial Services
- Insurance



MEDICAL

- Urgent Care
- Ear, Nose, and Throat (ENT)
- Dermatologists
- Ophthalmologist
- Dentistry
- Pediatric Practice
- Physical Therapy
- Home Care
- Orthopedics
- OBGYN



HIGH END RETAIL OR FITNESS CENTER

- All Day Fitness
- Planet Fitness
- Cross Fit
- Orange Theory
- Specialty Boutique
- Clothier
- Spa
- Home goods & Furniture

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