

# For Lease

1,325 & 1,395 SF  
Office / Retail Space

# Center 88

4136 Library Road,  
Pittsburgh, PA 15234



## Highlights

Discover an exceptional opportunity located at 4136 Library Road. This versatile commercial property offers two available suites for lease. With high visibility and easy access to major roads, it's ideally situated for attracting foot traffic.

### **Suite C2 - 1,325 SF | Suite AU1 - 1,395 SF**

- Great Visibility along Library Road
- Minutes from Washington Junction Light Rail Station
- Minutes from South Hills Village Mall and Galleria Mall



**NAI**Burns Scalo

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Suite AU1 Photos



**Trent McPherson**

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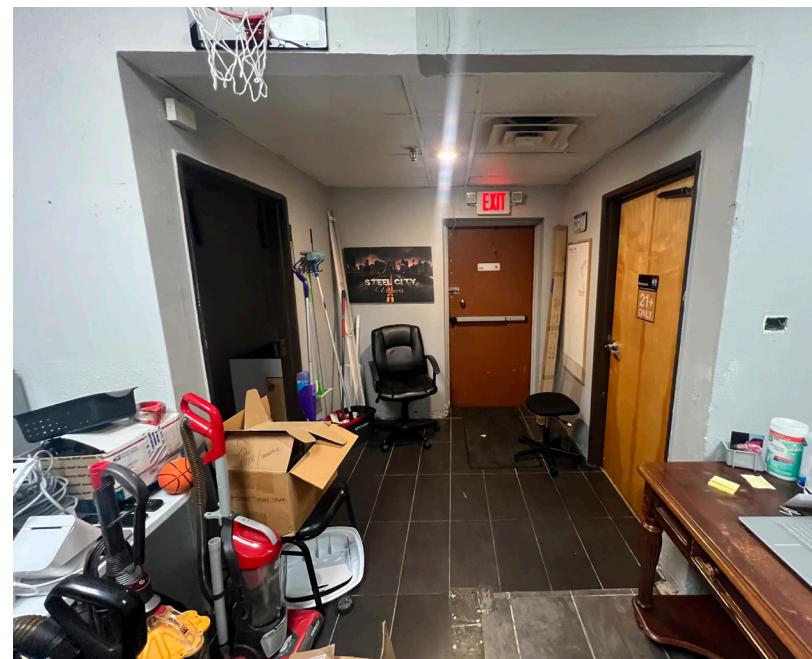
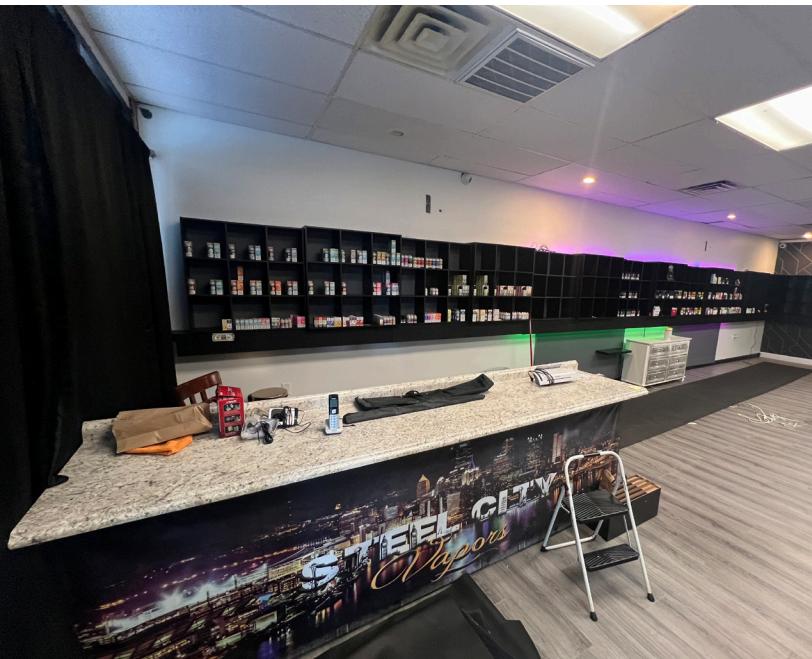
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# Suite C2 Photos



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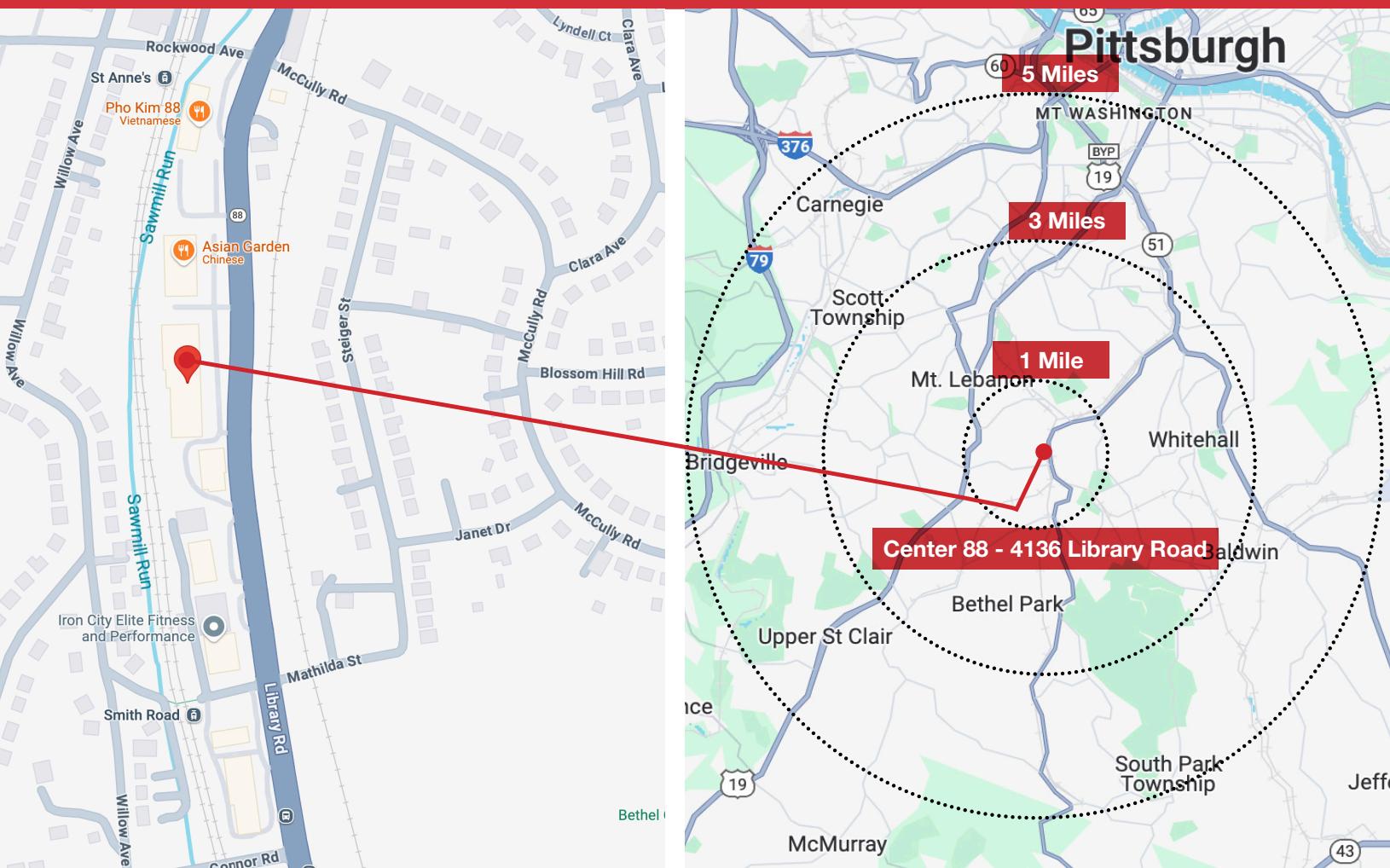
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# Demographics



Category	1 mile	3 miles	5 miles
2024 Population	13,042	116,041	258,872
2024 Households	5,708	50,178	112,153
Avg Household Income	\$115,457	\$108,435	\$100,375
Daytime Employment	4,721	46,338	109,835
Businesses	773	5,962	12,643

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