



BELLEVUE TOWN SHOPS

Retail/Medical/Office Strip Center

FOR LEASE

640-658 Lincoln Avenue
Bellevue PA 15202

David Hanley • Broker • 412-261-6532 x237 • david@prudentialrealty.com

PROPERTY HIGHLIGHTS

FEATURES:

- Newer retail/medical/office strip center
- Ample off-street parking
- Front Lot - 6 parking spaces
- Rear Lot - 6 parking spaces
- Other Tenants:
- H & R Block
- ACE Cash Express
- Cricket Wireless
- Representative Emily Kinkad

BUILDING SIZE:

8,410 +/- SQ FT. TOTAL

AVAILABLE SPACE:

Storeroom #640

1,500 +/- sf (Former Dental Office)

RENTAL RATE:

\$3,545 per month + all utilities



All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2024 Population	14,008	75,864	190,743
Median HH Income	\$57,408	\$61,001	\$69,423

