

FOR SALE  
**3479 BABCOCK BLVD**  
PITTSBURGH, PA 15237

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6,200 SF



**ASKING PRICE: \$1,500,000**

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# 3479 BABCOCK BLVD

PITTSBURGH, PA 15237

6,200 SF | AVAILABLE FOR SALE

## BUILDING SPECIFICATIONS

**ADDRESS:** 3479 Babcock Blvd Pittsburgh, PA 15237

**TOTAL BUILDING SF:** 6,200 SF

**LOT SIZE:** 35,989 SF / .8 AC

**TENANT 1:** North Hills Kitchen & Bath

**TENANT 2:** Sherwin Williams

**SIGNAGE:** Pylon Sign

**PARKING:** 20 + Spaces

**MUNICIPALITY:** Ross

**COUNTY:** Allegheny County

**RENOVATED:** 2004

**PRICE:** \$1,500,000

**FEATURES:** Owner/ User Opportunity;  
In Place Rental Income



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# PROPERTY HIGHLIGHTS



## ATTRACTIVE INVESTMENT

100% occupied retail plaza with long-standing tenants in an attractive north hills suburb



## PRIME LOCATION

Good location near Ross Park Mall with 5 mile radius population of approximately 152,368 and average household income of over \$107,988.



## GREAT VISIBILITY

Great location in Ross Township, only 2.5 miles from Ross Park Mall and McKnight Rd Retail Corridor. Location provides great access and visibility with 13,000 + ADT

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## TENANT OVERVIEW



TENANT	SPACE SIZE	LEASE START	LEASE EXPIRATION	RENEWAL OPTIONS
Sherwin Williams	5,000 SF	04/01/1997	02/28/2029	1X5 Years: Notice 8/31/2028
North Hills Kitchen and Bath	1,200 SF	04/15/2017	03/31/2026	None Remaining

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# PARCEL MAP



**Adam Weidner**

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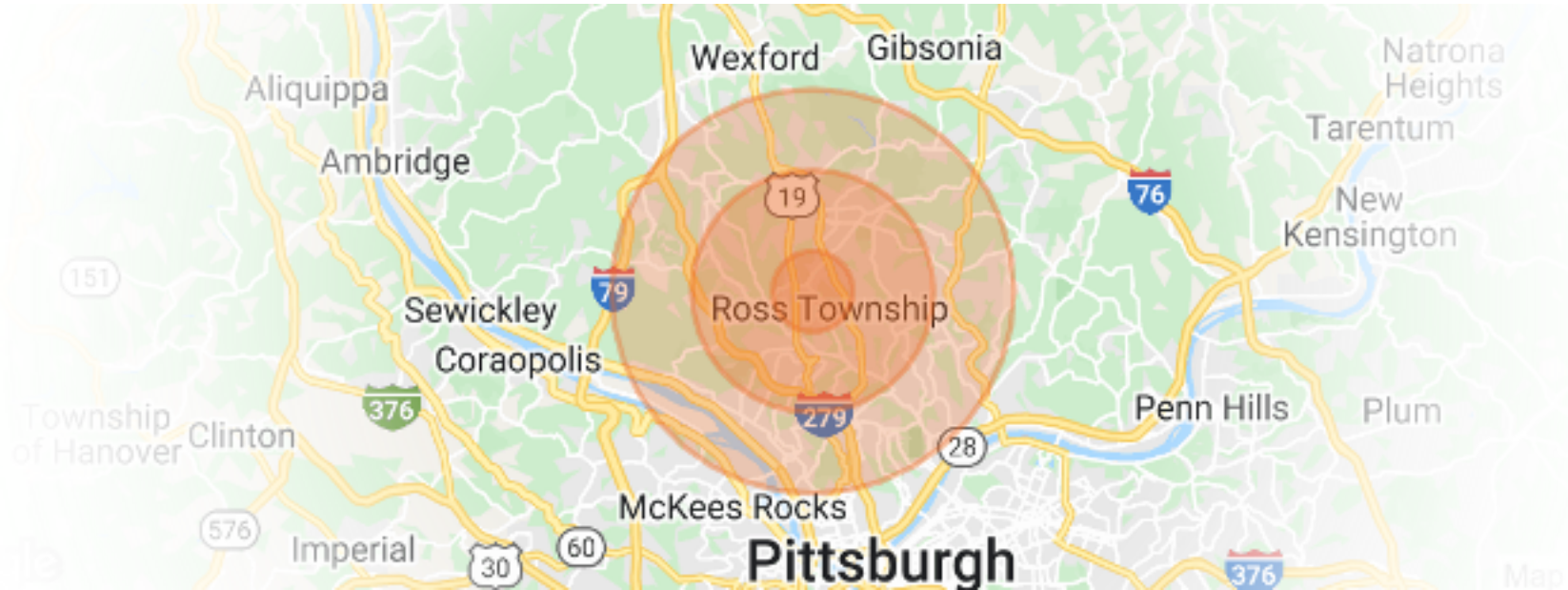
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# PROPERTY DEMOGRAPHICS



<b>POPULATION</b>	<b>2 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
2024 Total population	32,892	152,368	624,570
2029 Projected population	32,892	147,923	604,562
Median age	44.2	43	38.8
Median home value	\$242,638	\$241,204	\$250,694
<b>HOUSEHOLDS &amp; INCOME</b>	<b>2 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	14,384	65,473	270,780
# of persons per HH	2.2	2.3	2.1
Average HH income	\$108,530	\$107,988	\$102,486
Median HH income	\$89,125	\$83,788	\$73,551

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# PROPERTY PHOTOS



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## Team:

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