

# RETAIL / MEDICAL OFFICE FOR LEASE

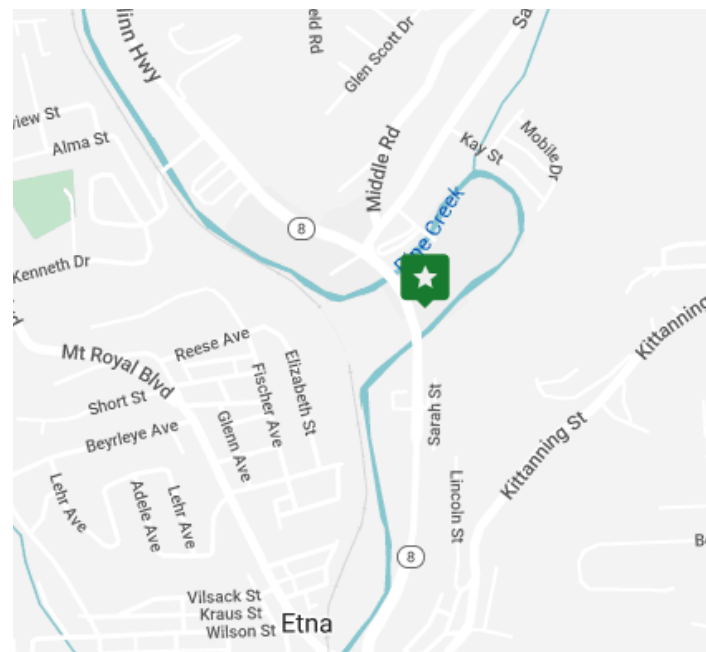


874 WILLIAM FLYNN HWY., ROUTE 8, PITTSBURGH, PA 15223



## PROPERTY FEATURES:

- 2,600 SF Retail / Medical Office For Lease
- Situated at the main entrance of Shaler Plaza
- Located on Route 8 in Shaler Township, just minutes from Rt. 28 and Downtown Pittsburgh
- Great Route 8 traffic counts of 25,572 ADT
- Immediate occupancy, Move-in Ready Condition
- Zoned Highway Commercial



CONTACT:  
**SPENCER LUNT**  
slunt@hannacre.com  
412-515-2437

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,306	69,217	232,610
AVG. HH INCOME	\$80,631	\$94,291	\$87,903
CONSUMER SPENDING	\$112.8M	\$967.4M	\$3B
TOTAL HOUSEHOLDS	3,766	30,648	103,431



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