

KITTANNING OPPORTUNITY

RETAIL FOR LEASE

316 1ST AVENUE, KITTANNING, PA 16201



PROPERTY FEATURES:

- 3,600 SF For Retail For Lease
- Ideal for high-visibility businesses
- Convenient drive-through option for restaurants or service-based businesses
- Located in the heart of Kittanning, surrounded by active retail and dining
- Excellent frontage and accessibility for both local and passing traffic



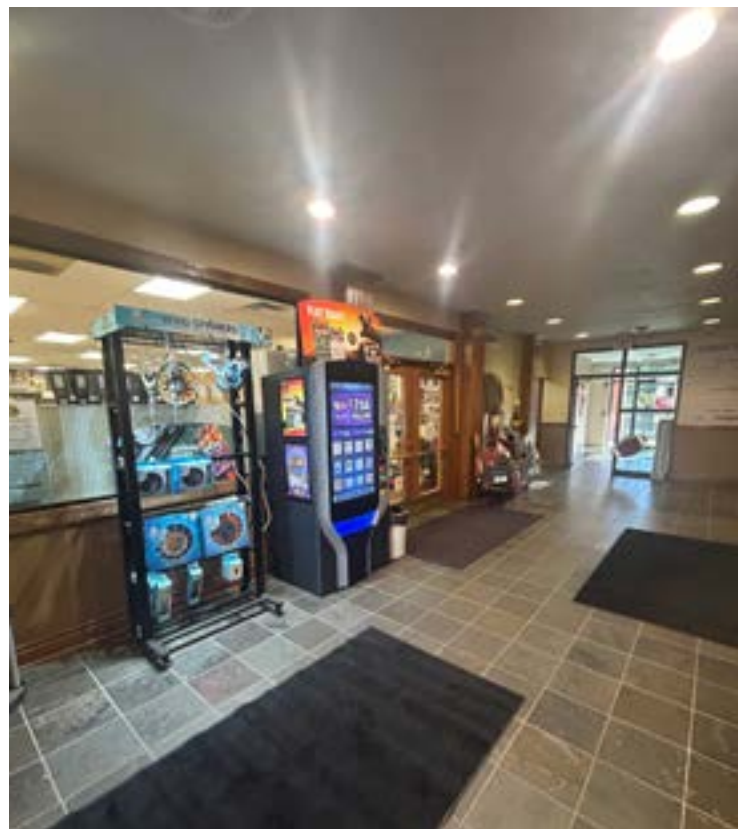
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna 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.



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DEMO SNAPSHOT	3 MILE	5 MILE	10 MILE
EST POPULATION	14,572	20,868	35,528
EST HOUSEHOLDS	6,557	9,260	15,314
EST AVG HH INCOME	\$68,896	\$72,970	\$76,729

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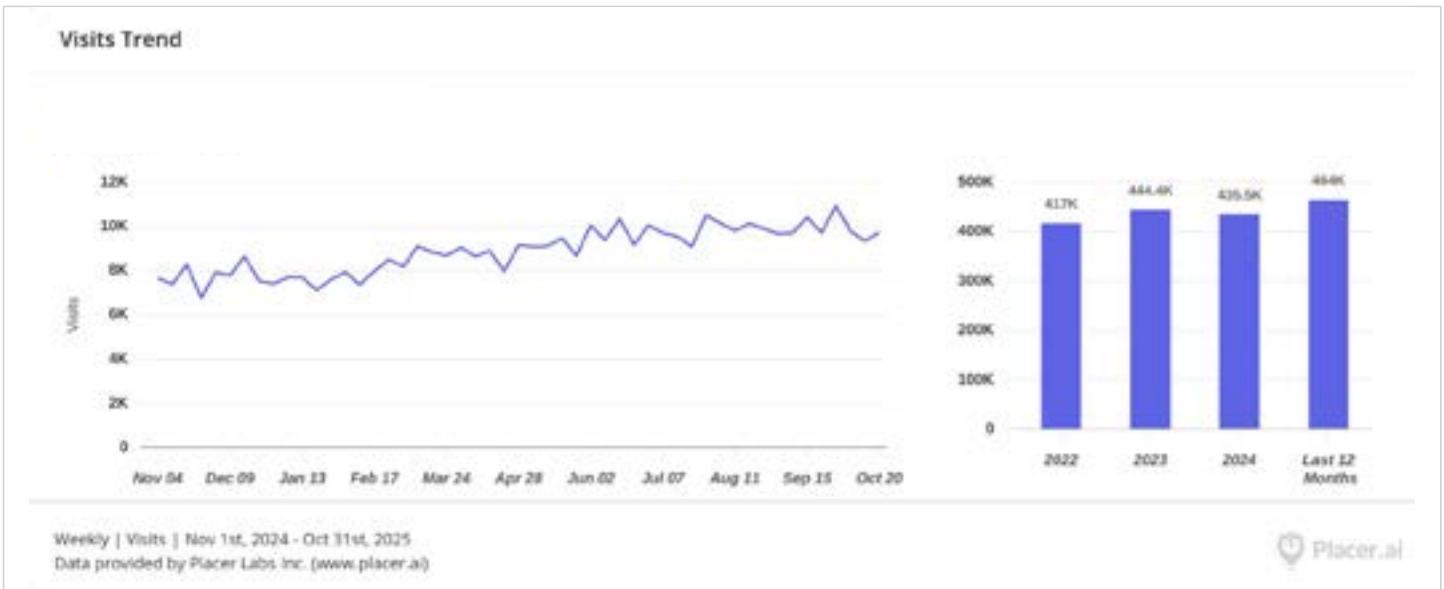
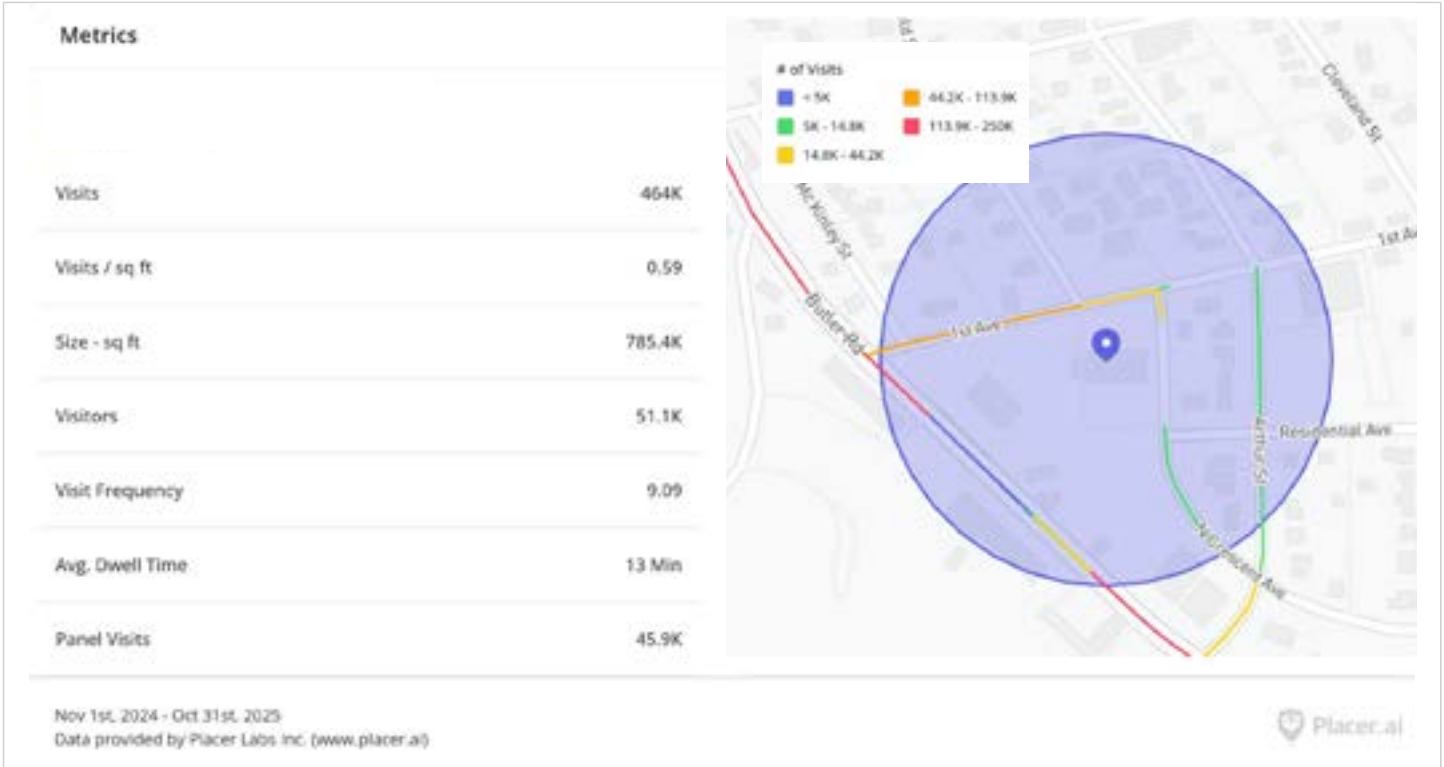
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Property Overview

Nov 1, 2024 - Oct 31, 2025



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