

4592 STATE ROUTE 51
BELLE VERNON, PA 15012



FLEX BUILDING
FOR SALE

PRICE REDUCED
9,600 SF RETAIL / INDUSTRIAL SPACE

4592 STATE ROUTE 51

BELLE VERNON, PA 15012

FLEX BUILDING WITH SIGNAGE

PROPERTY HIGHLIGHTS

- 9,600 SF flex space
 - Open showroom
 - Service counter
 - Two private offices
 - Warehouse and shop space in the rear
- Three drive-in doors
- Floor drains
- Direct access to Route 51
- Prominent signage on Route 51
- 300 ft of frontage with 16,327 ADT



CAROLINE MUSE

cmuse@lee-associates.com

D 412.339.1962

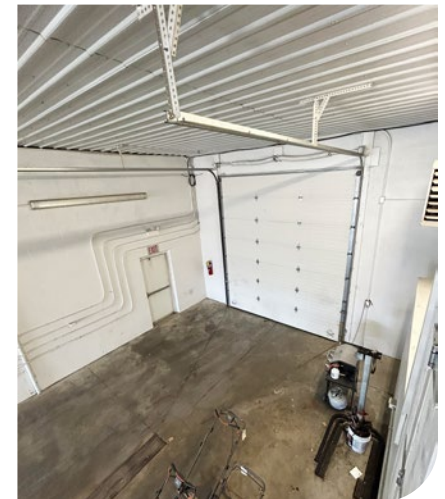
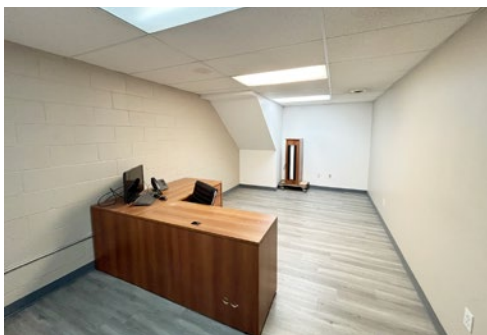
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DEMOGRAPHICS

5 MILE RADIUS (2024)

Source: Esri, Esri-Data Axle,
Esri-MRI-Simmons, U.S. Census



36,777
POPULATION



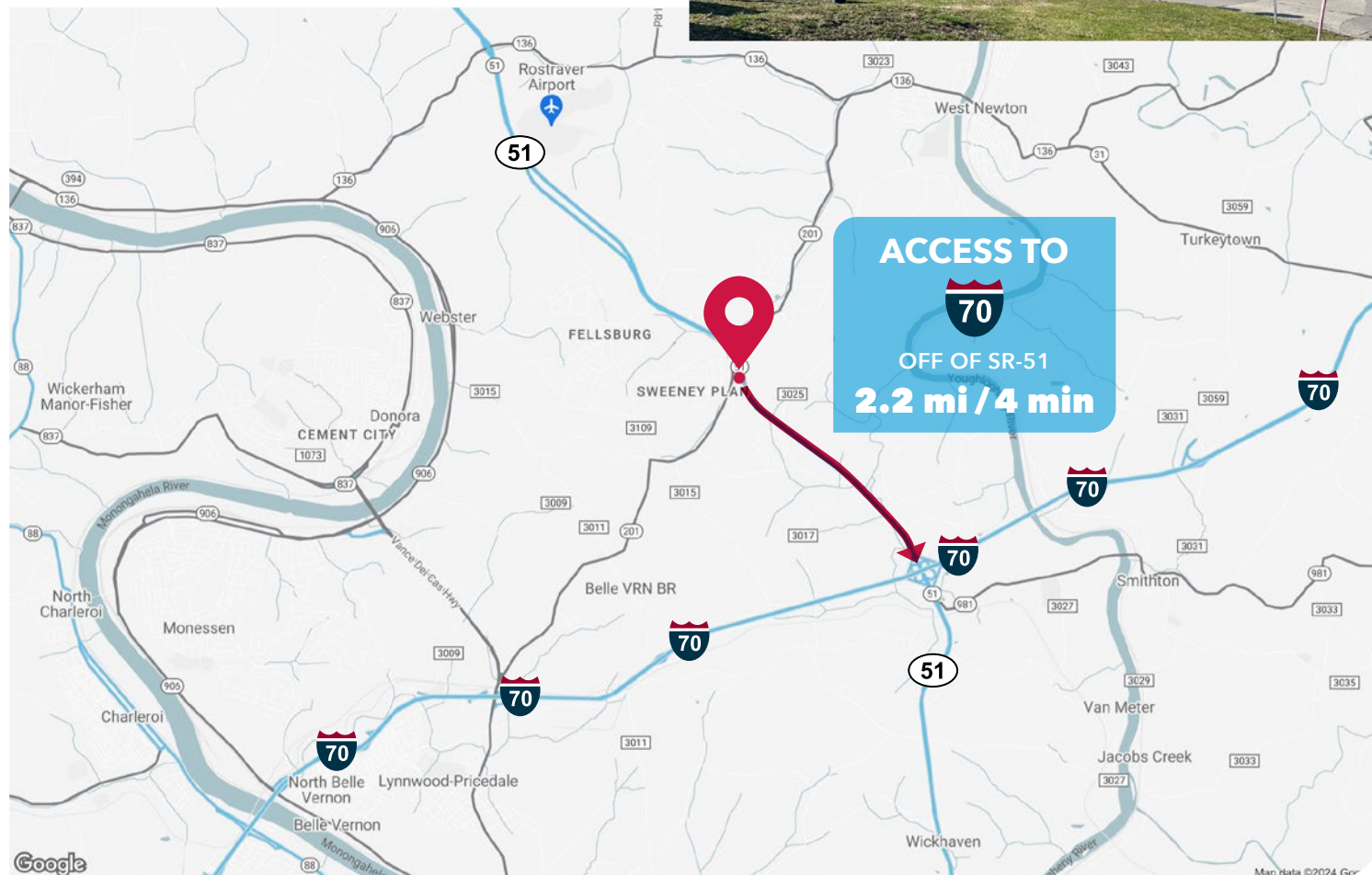
\$94,334
AVG. HOUSEHOLD
INCOME



16,506
HOUSEHOLDS



48.2
MEDIAN AGE



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