



FOR LEASE OR
BUILD TO SUIT

12,134 SQ FT BUILDING
ON 1.344 ACRES

513 Perry Highway, Pittsburgh, PA 15229 - West View

LEGACY
REALTY PARTNERS



POPULATION

1 mile 14,137

3 miles 76,402

5 miles 190,990



HOUSEHOLDS

1 mile 6,467

3 miles 35,061

5 miles 85,009



AVERAGE HOUSEHOLD INCOME

1 mile \$111,083

3 miles \$114,182

5 miles \$110,422

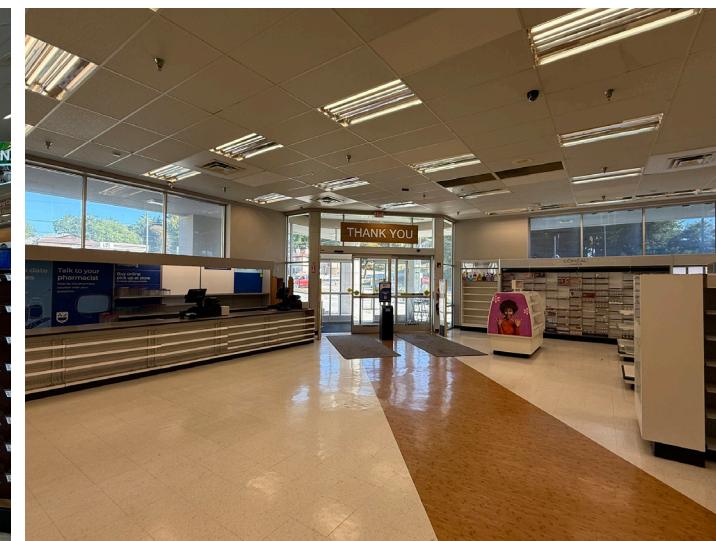


DAYTIME POPULATION

1 mile 10,139

3 miles 63,381

5 miles 170,869



- 12,134 sq. ft. retail building available for lease OR 1.344 acres for ground lease
- Drive thru lane in rear of building
- Surrounded by strong demographics in a dense neighborhood
- Across the street from newly renovated West View Elementary School
- Located at signalized intersection of Perry Highway & Highland Avenue with multiple points of access



WEST VIEW AREA

HIGHLAND ESTATES
154 Single Family Homes

HIGHLAND VILLAGE
161 Townhomes
Built in 2019

SITE

Highland Avenue



West View
Elementary
School

DOLLAR
GENERAL

DUNKIN'
Wash

O'Reilly
AUTO PARTS

KFC

Taco Bell

McDonald's

giant eagle

UPMC

FINE WINE
GOOD SPIRITS

UNITED STATES
POSTAL SERVICE

U-HAUL

Rochester Road

North Hills
Jr & Sr High Schools

