



RETAIL PROPERTY FOR SALE OR LEASE

1561 W LIBERTY AVE
PITTSBURGH, PA 15226



Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	26,000 SF
Available SF:	26,000 SF
Lot Size:	1.75 Acres
Zoning:	HC - Highway Commercial
Traffic Count:	24,500

PROPERTY OVERVIEW

Formerly used as a car dealership and auto repair shop, this property includes approximately 8,000 SF of showroom, lobby and office space (6,000 SF street-level and 2,000 SF mezzanine level) and approximately 18,000 SF of warehouse & shop space.

Ownership is open to offers for purchase, lease, ground lease or build-to-suit opportunities.

PROPERTY HIGHLIGHTS

- 3 Drive-In doors
- Two-directional access with over 500 ft of frontage on West Liberty Ave
- 24,500 vehicles per day
- Strong surrounding residential density
- Ample surface parking
- Wide array of acceptable uses include car washes, banking or financial institutions, child care, animal care, indoor recreation, lab & research services, medical marijuana operations, retail sales and service, manufacturing and assembly operations, and many more

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ADDITIONAL PHOTOS



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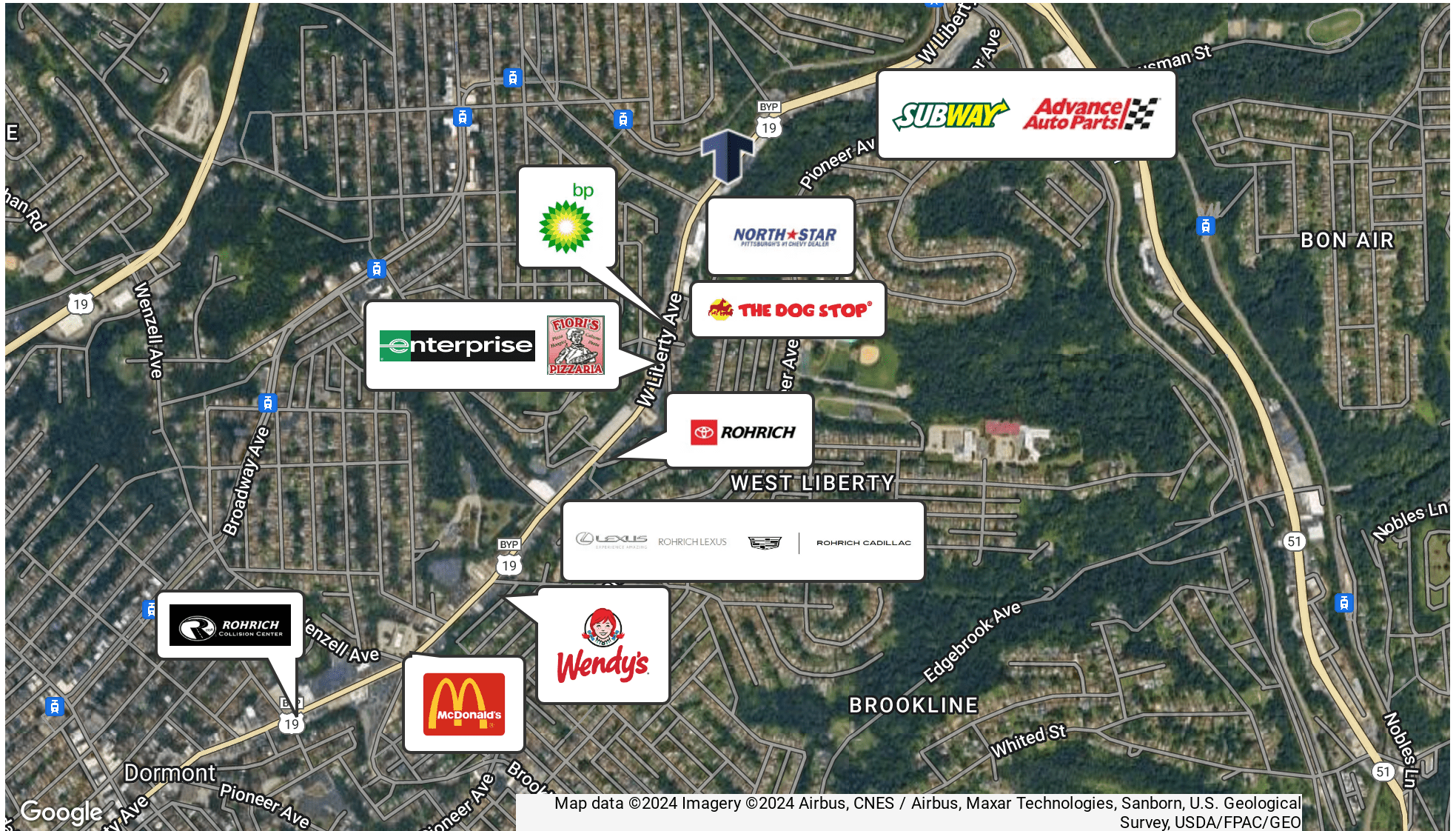
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RETAILER MAP



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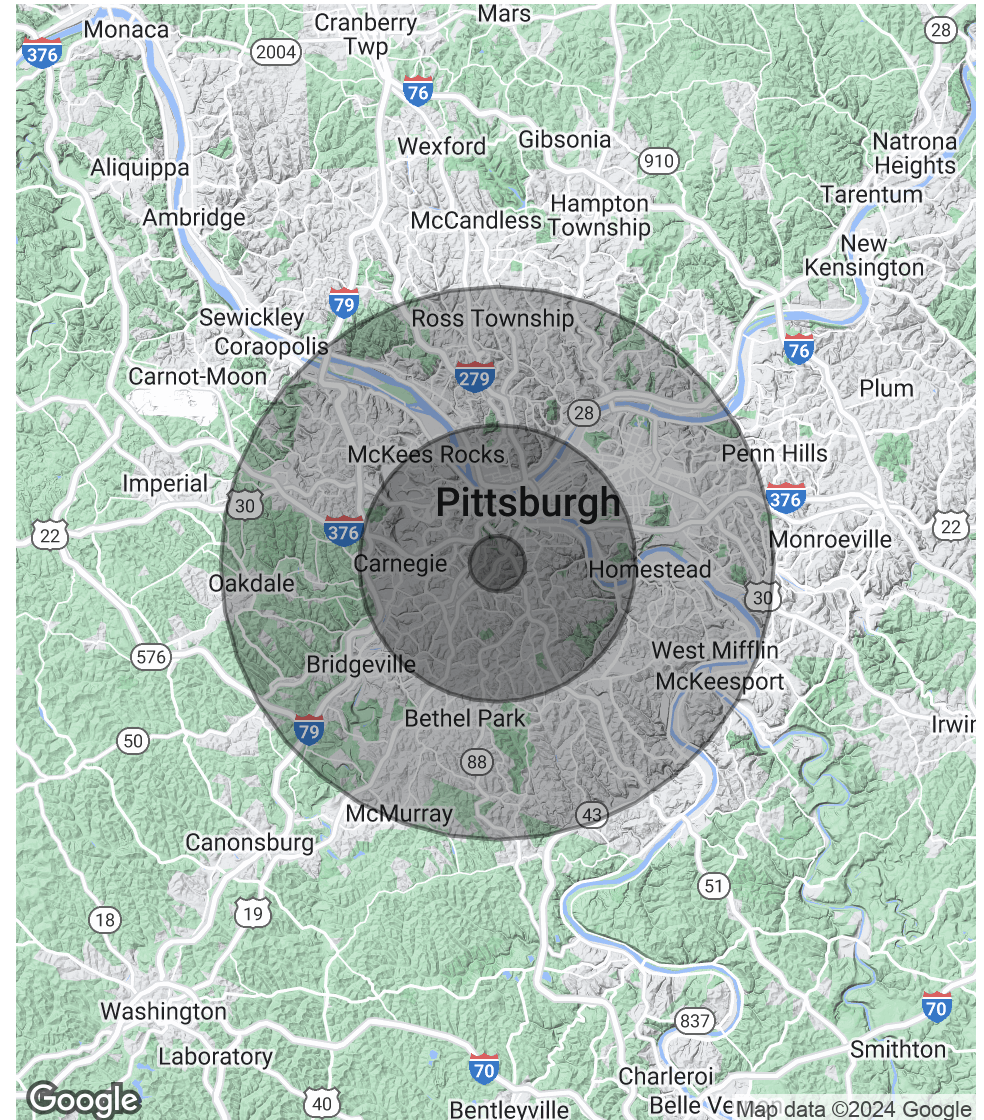


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,523	346,003	836,979
Average Age	39.3	39.1	40.9
Average Age (Male)	36.9	37.3	39.1
Average Age (Female)	42.5	40.6	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,072	174,166	425,000
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$61,172	\$69,595	\$74,740
Average House Value	\$103,145	\$165,101	\$178,305

* Demographic data derived from 2020 ACS - US Census



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