

FOR SALE
3479 BABCOCK BLVD

PITTSBURGH, PA 15237

6,200 SF



ASKING PRICE: \$1,400,000

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6,200 SF | AVAILABLE FOR SALE

BUILDING SPECIFICATIONS

ADDRESS: 3479 Babcock Blvd Pittsburgh, PA 15237

TOTAL BUILDING SF: 6,200 SF

LOT SIZE: 35,989 SF / .8 AC

TENANT 1: North Hills Kitchen & Bath

TENANT 2: Sherwin Williams

SIGNAGE: Pylon Sign

PARKING: 20 + Spaces

MUNICIPALITY: Ross

COUNTY: Allegheny County

RENOVATED: 2004

PRICE: \$1,500,000

FEATURES: Owner/ User Opportunity;
In Place Rental Income

NEW ROOF: Installation 2025



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PROPERTY HIGHLIGHTS



ATTRACTIVE INVESTMENT

100% occupied retail plaza with long-standing tenants in an attractive north hills suburb



PRIME LOCATION

Good location near Ross Park Mall with 5 mile radius population of approximately 152,368 and average household income of over \$107,988.



GREAT VISIBILITY

Great location in Ross Township, only 2.5 miles from Ross Park Mall and McKnight Rd Retail Corridor. Location provides great access and visibility with 13,000 + ADT

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TENANT OVERVIEW



TENANT

SPACE SIZE

LEASE START

LEASE EXPIRATION

RENEWAL OPTIONS

Sherwin Williams

5,000 SF

04/01/1997

02/28/2029

1X5 Years:
Notice 8/31/2028

North Hills Kitchen and Bath

1,200 SF

04/15/2017

03/31/2026

None
Remaining

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LOCATION OVERVIEW



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PARCEL MAP



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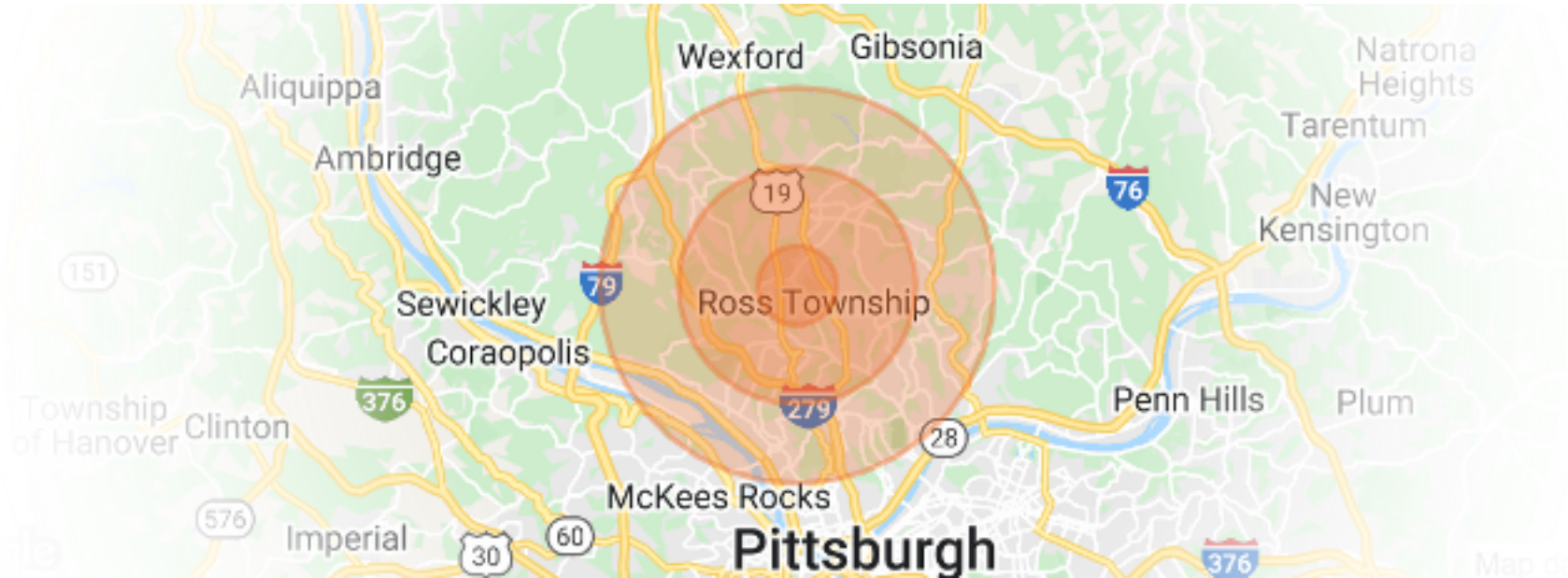
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PROPERTY DEMOGRAPHICS



POPULATION

	2 MILE	5 MILES	10 MILES
2024 Total population	32,892	152,368	624,570
2029 Projected population	32,892	147,923	604,562
Median age	44.2	43	38.8
Median home value	\$242,638	\$241,204	\$250,694

HOUSEHOLDS & INCOME

	2 MILE	5 MILES	10 MILES
Total households	14,384	65,473	270,780
# of persons per HH	2.2	2.3	2.1
Average HH income	\$108,530	\$107,988	\$102,486
Median HH income	\$89,125	\$83,788	\$73,551

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PROPERTY PHOTOS



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Disclaimer

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