

12,689 SF RETAIL / SHOWROOM / INDUSTRIAL

201 Grand Avenue, Mars, PA 16046



Secure a Dominant Footprint in one of Western Pennsylvania's Most Desirable and Fastest-Growing Communities.

Opportunity Includes 3 Parcels Totaling a Significant Portion of the Downtown Corridor.

Property Overview

- Recently Renovated Commercial Space
- For Lease or Sale
- 55+ Parking Spaces
- 3 Parcels - 1 Acre Total
- Paved and Gravel Lot Coverage
- Flexible Retail / Service / Flex Layout
- Showroom with 18' Clear
- Drive-In Doors
- Excellent Visibility & Access

**FOR MORE
INFORMATION
CONTACT:**

CHRIS GARRITY
+1 412 266 5865
cgarrity@naiburnsscalo.com

NAI Burns Scalo

Brokerage Services

412.250.3000 | naiburnsscalo.com

PROPERTY FEATURES

201 Grand Avenue, Mars, PA 16046

12,689 SF

AVAILABLE



Property Specs

TOTAL SF	12,689 SF
ACRES	~1
SALE PRICE	\$2,000,000
FLOORS	2
BUILDING CLASS	B
SPACE TYPE	Retail/Office/Flex/ Industrial

Capital Improvements

- New Electrical System
- 3-Phase Power
- New Roof with 30-Year Warranty
- New HVAC Systems
- Updated Building Infrastructure

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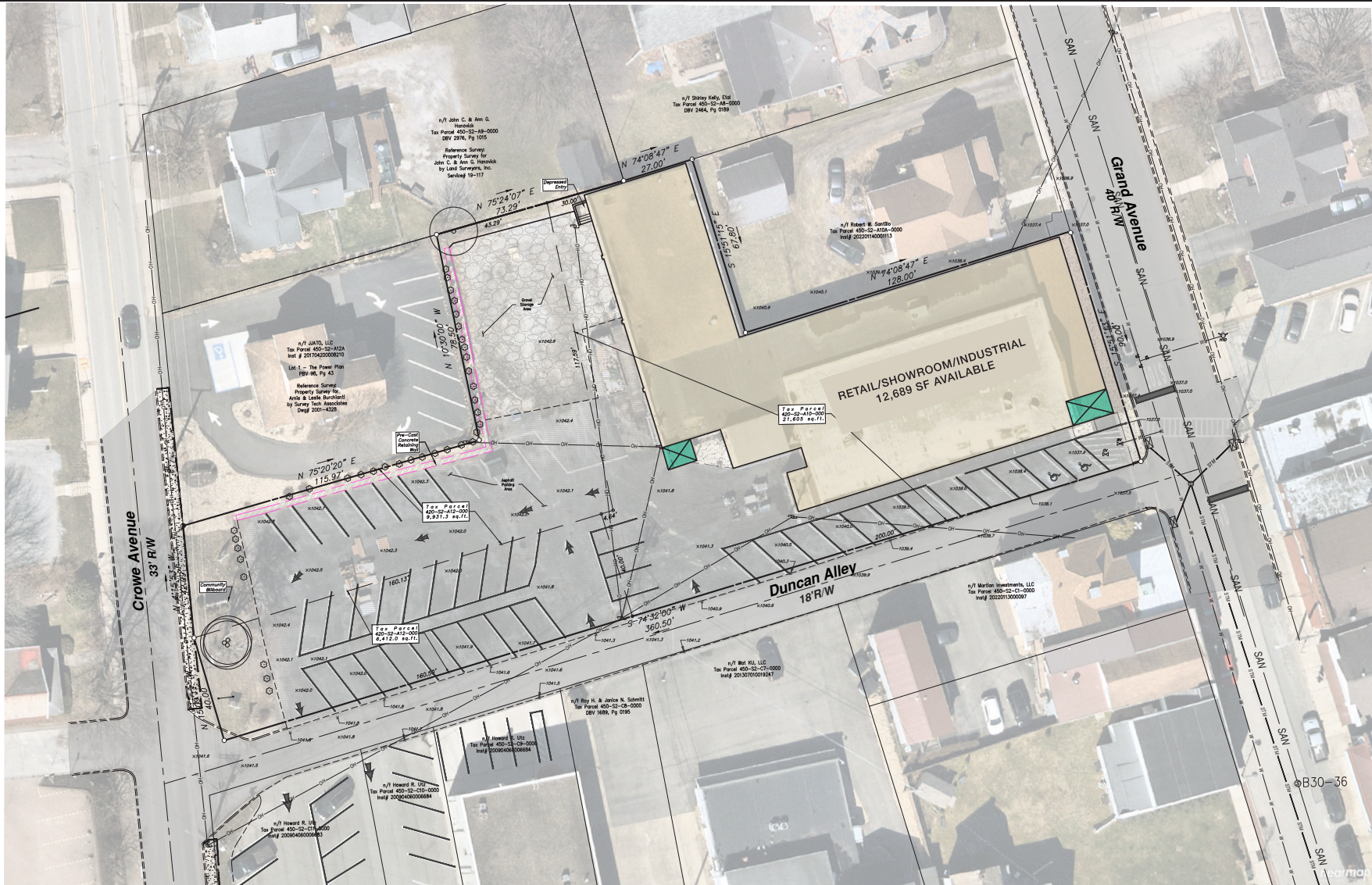
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SITE MAP

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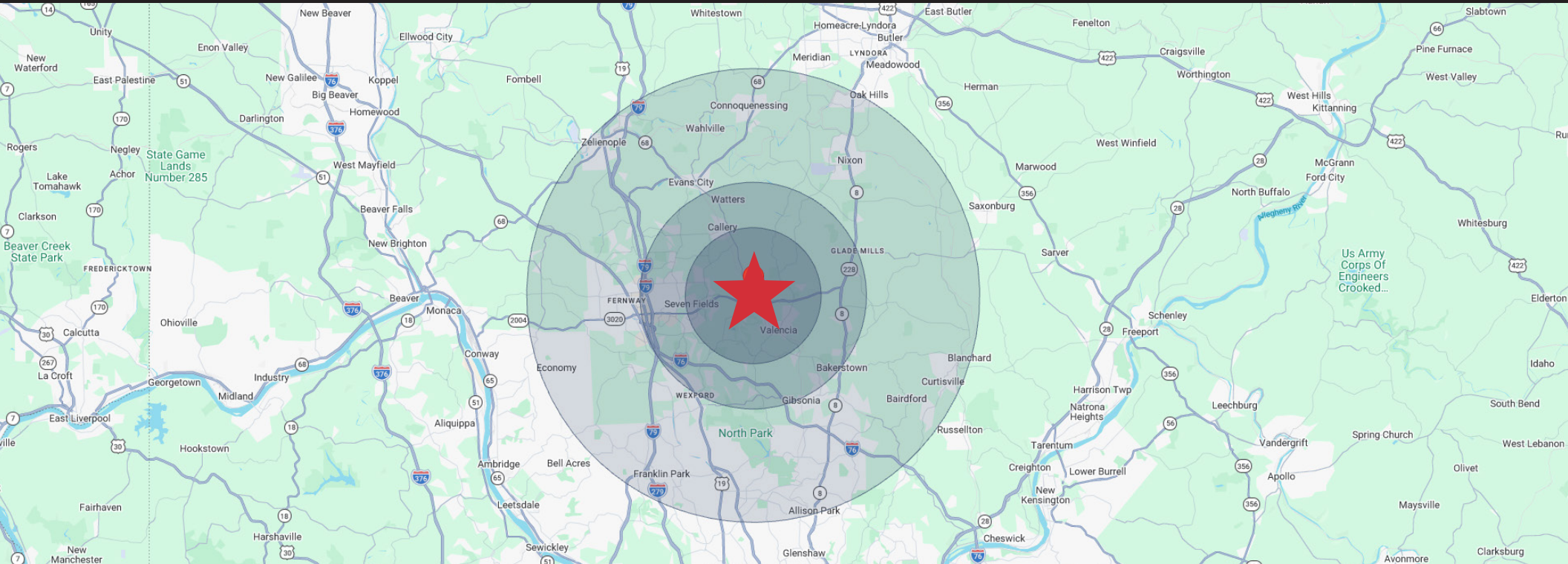
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AREA DEMOGRAPHICS

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AVAILABLE



CATEGORY	3 MILES	5 MILES	10 MILES
Avg Household Income	\$158,523	\$161,661	\$138,679
2026 Population	23,877	53,861	199,156
2026 Households	8,843	19,724	77,339

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