



RETAIL PROPERTY FOR LEASE

PINE VALLEY PLAZA

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2035 GOLDEN MILE HWY, PITTSBURGH, PA 15239

RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial) Retail Plaza
- Drive-Ins Possible
- Located along Route 286
- Minutes from PA Turnpike and 376 Parkway East
- Healthy tenant mix

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	1,300 - 2,696 SF
Building Size:	45,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,637	13,117	33,436
Total Population	5,757	29,329	72,852
Average HH Income	\$90,312	\$95,029	\$89,149

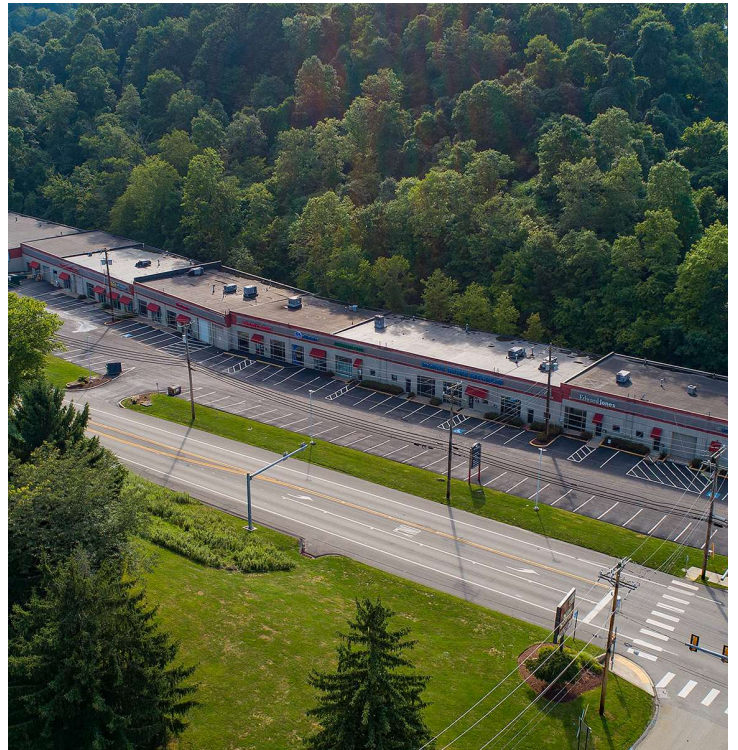
CLAYTON MORRIS

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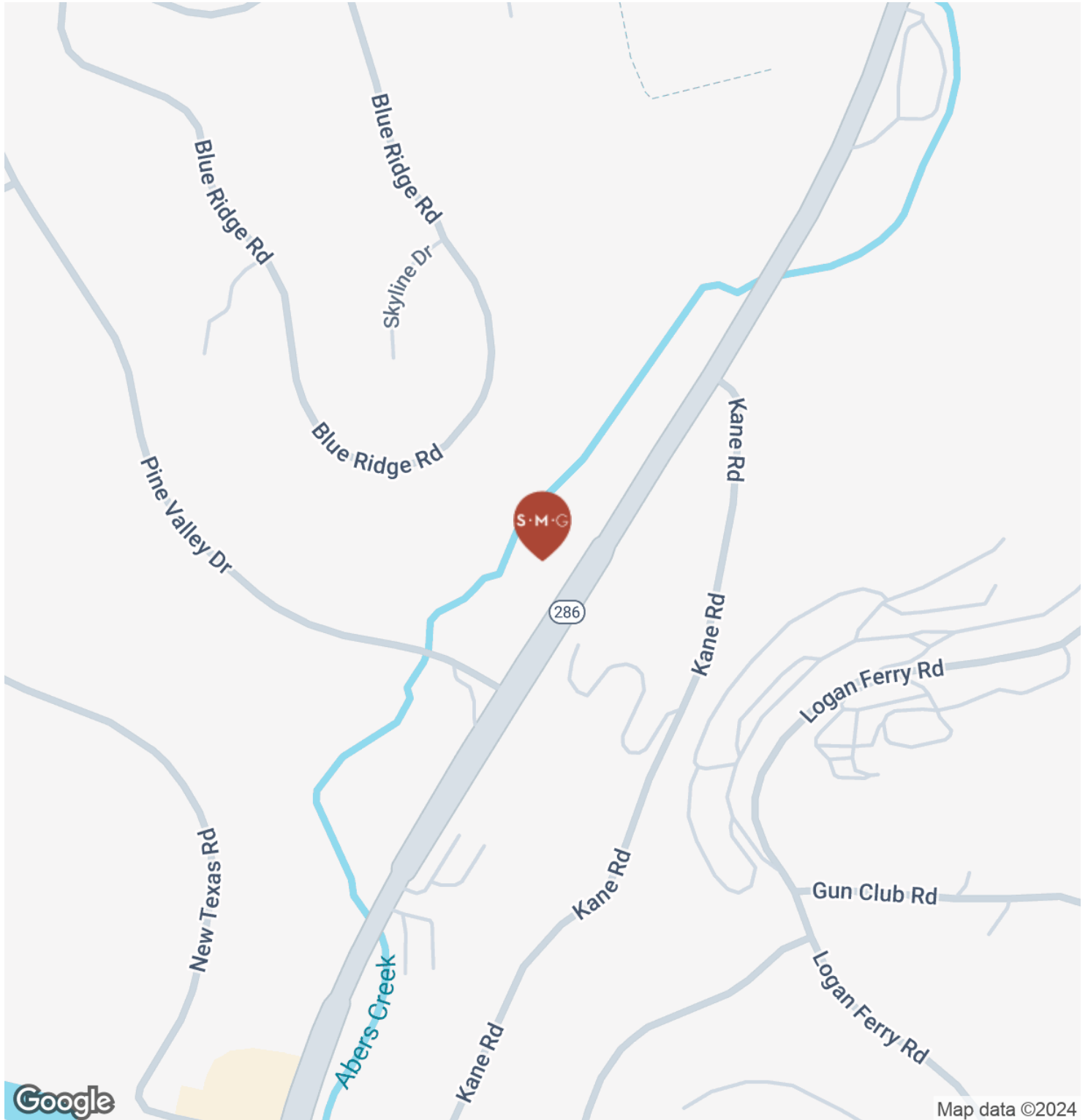
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SAMPSON·MORRIS GROUP

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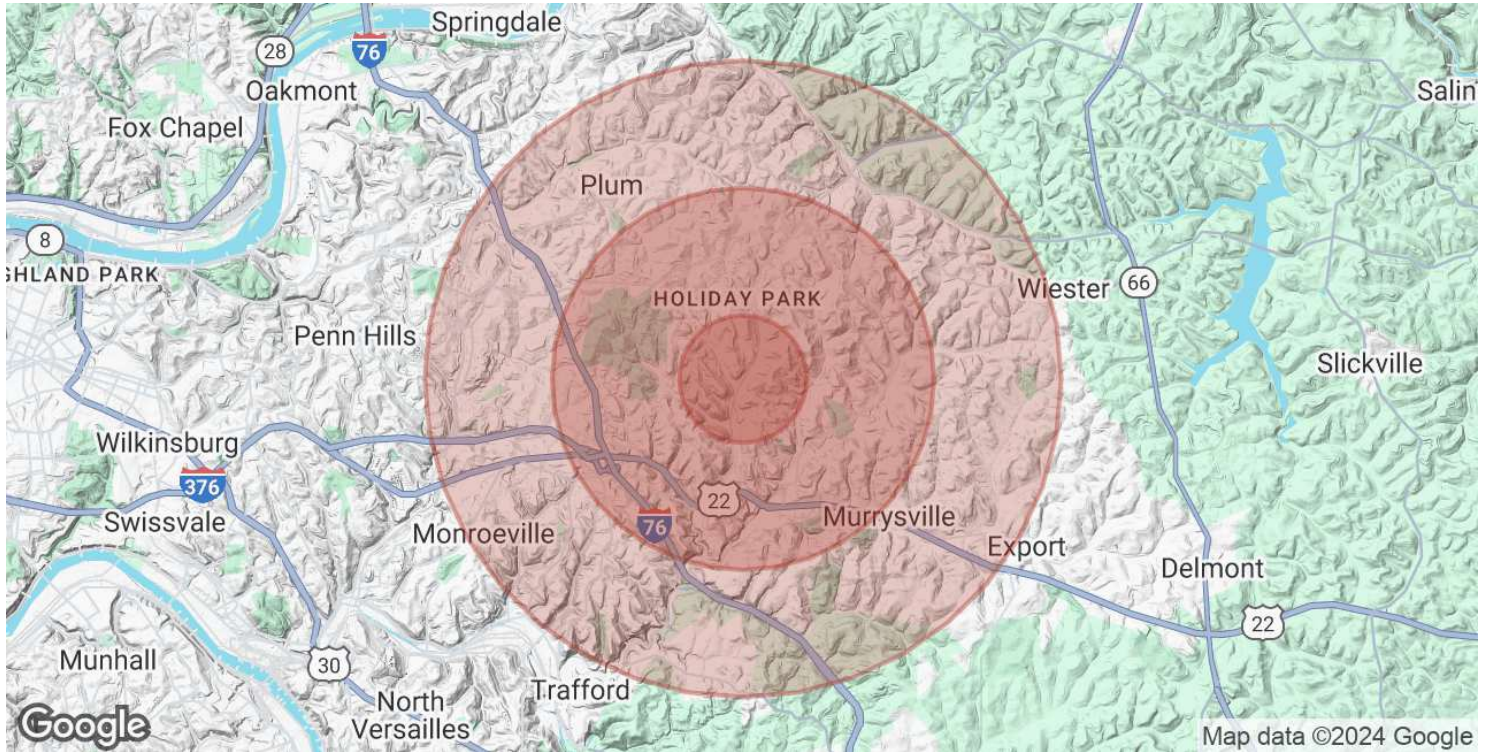
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,757	29,329	72,852
Average Age	44.4	48.0	46.8
Average Age (Male)	41.4	45.7	45.1
Average Age (Female)	48.3	50.5	48.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,637	13,117	33,436
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,312	\$95,029	\$89,149
Average House Value	\$173,810	\$187,659	\$186,673

* Demographic data derived from 2020 ACS - US Census

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