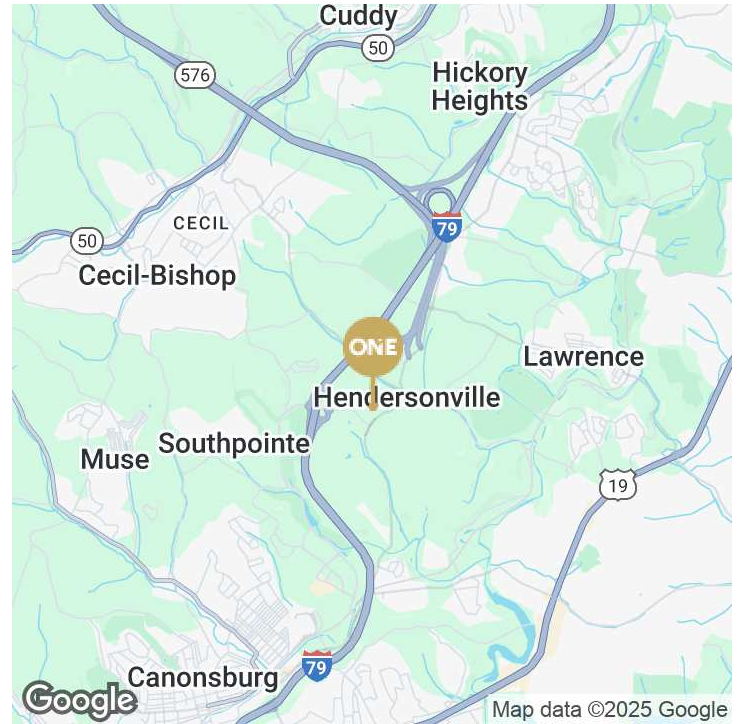


SOUTHPOINTE SQUARE END CAP FOR LEASE

673 MORGANZA RD, CANONSBURG, PA 15317

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	7,100 SF
Available SF:	1,920 SF
Lot Size:	371,345 SF
Number of Units:	4
Year Built:	1997
Zoning:	C
Market:	Pittsburgh South
Submarket:	Washington County

PROPERTY OVERVIEW

This premier property boasts a prime location just off I-79 Southpointe, ensuring high visibility to attract customers. With its versatile layout, the space can be customized to meet your specific needs. The property also offers ample parking, providing convenience for both customers and employees. Take advantage of this exceptional leasing opportunity and elevate your business to new heights.

PROPERTY HIGHLIGHTS

- - Prime location Off of I-79 with high visibility
- - Modern design and versatile layout
- - Ample parking for customers and employees
- - Ideal for a variety of businesses
- - Ready to be customized to suit specific needs

ONE

JAIME BONGIORNO

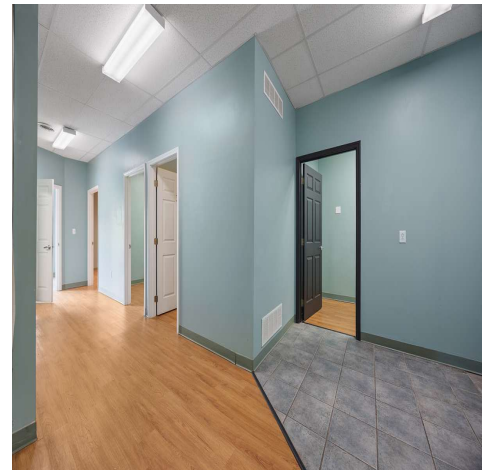
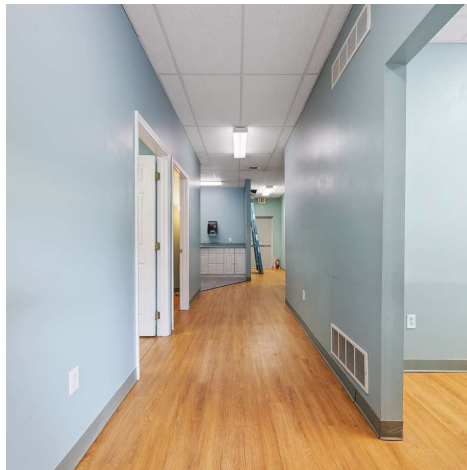
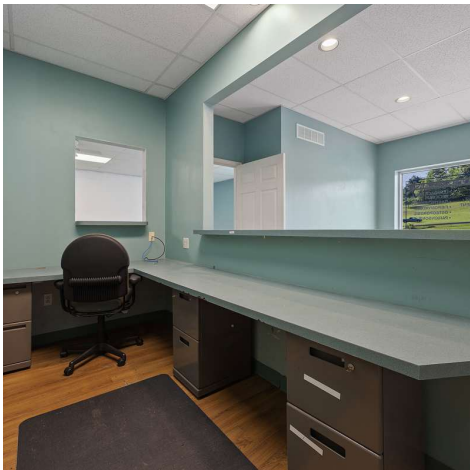
724.941.1427

jaimedeya8@gmail.com

SOUTHPOINTE SQUARE END CAP FOR LEASE

673 MORGANZA RD, CANONSBURG, PA 15317

FOR LEASE



JAIME BONGIORNO

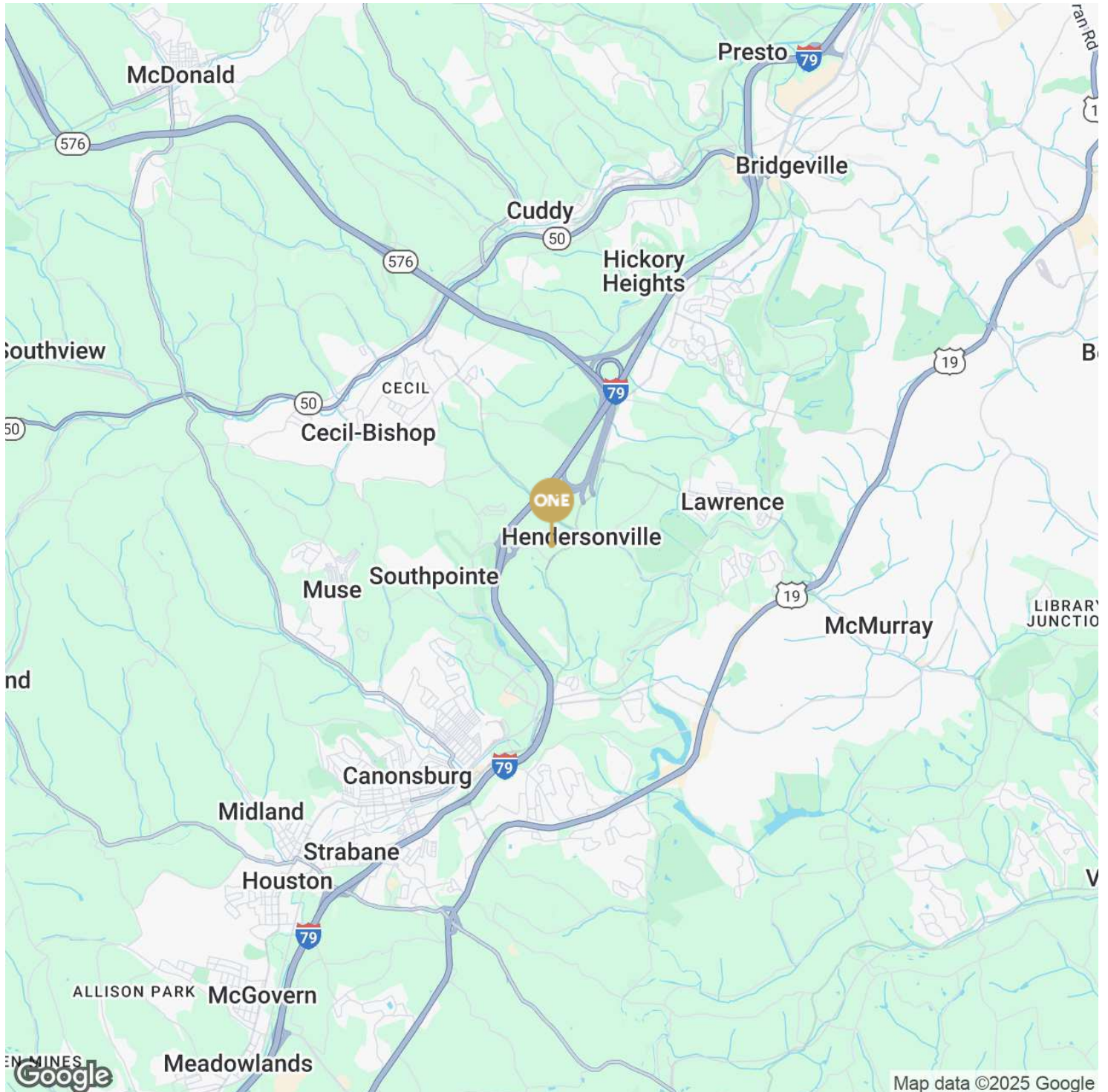
724.941.1427

jaimedeya8@gmail.com

SOUTHPOINTE SQUARE END CAP FOR LEASE

673 MORGANZA RD, CANONSBURG, PA 15317

FOR LEASE



ONE

JAIME BONGIORNO

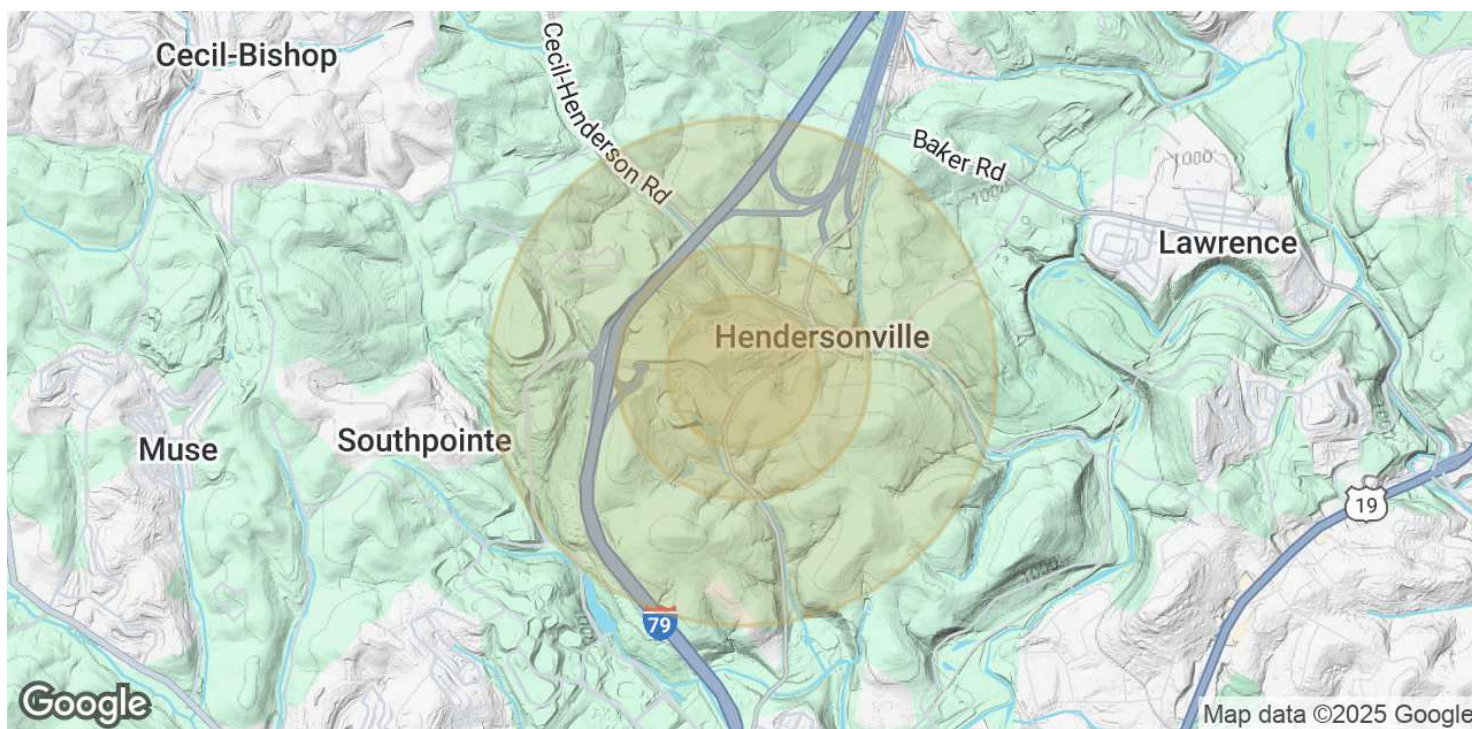
724.941.1427

jaimedeya8@gmail.com

SOUTHPOINTE SQUARE END CAP FOR LEASE

673 MORGANZA RD, CANONSBURG, PA 15317

FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	167	384	1,562
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	81	188	747
# of Persons per HH	2.1	2	2.1
Average HH Income	\$93,278	\$93,366	\$106,224
Average House Value	\$317,745	\$318,047	\$362,205

Demographics data derived from AlphaMap



JAIME BONGIORNO

724.941.1427

jaimedeya8@gmail.com