1160 WASHINGTON AVE.

1160 WASHINGTON AVE., SCOTT TOWNSHIP (CARNEGIE), PA 15106

PROPERTY SUMMARY

LOCATION DESCRIPTION

The area surrounding 1160 Washington Ave. in Scott Township (Carnegie) offers an appealing location for prospective retail or strip center tenants. The property benefits from its close proximity to a diverse mix of local businesses, popular dining options, and community attractions, ensuring a lively atmosphere with steady foot traffic. Additionally, nearby landmarks such as Carnegie Park and the Andrew Carnegie Free Library & Music Hall contribute to the area's charm, drawing in both residents and visitors. With its strong community spirit, favorable demographics, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse consumer needs of the Scott Township market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

OFFERING SUMMARY

Lease Rate:	Currently Occupied | Inquire if Interested
Number of Units:	4
Available SF:	4,080 SF
Building Size:	26,769 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,958	43,079	104,444
Total Population	13,206	86,539	211,322
Average HH Income	$67,980	$92,284	$84,187

Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
http:legacypro.com

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LEGEND

| Available |
| Unavailable |

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,080 SF	Lease Rate:	Currently Occupied | Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1160 Washington Ave - Subway	Subway #31930	1,500 SF	NNN	-	-
1160 Washington Ave	Island Spice Caribbean Restaurant	1,440 SF	NNN	-	-
1160 Washington Ave	Aldi, Inc #96	18,249 SF		-	-
A2 - Vacant	Available	4,080 SF	NNN	Contact Broker for Pricing	-

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Suite A
4080 SF
Vacant

New Laundromat Build

Suite B
1649 SF
Subway
This is actually Island Spice

Suite C
1555 SF
Island Spice
Caribbean Restaurant
This is actually Subway

LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,080 SF	Lease Rate:	Currently Occupied	Inquire if Interested

AVAILABLE SPACES

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DEMOGRAPHICS MAP & REPORT
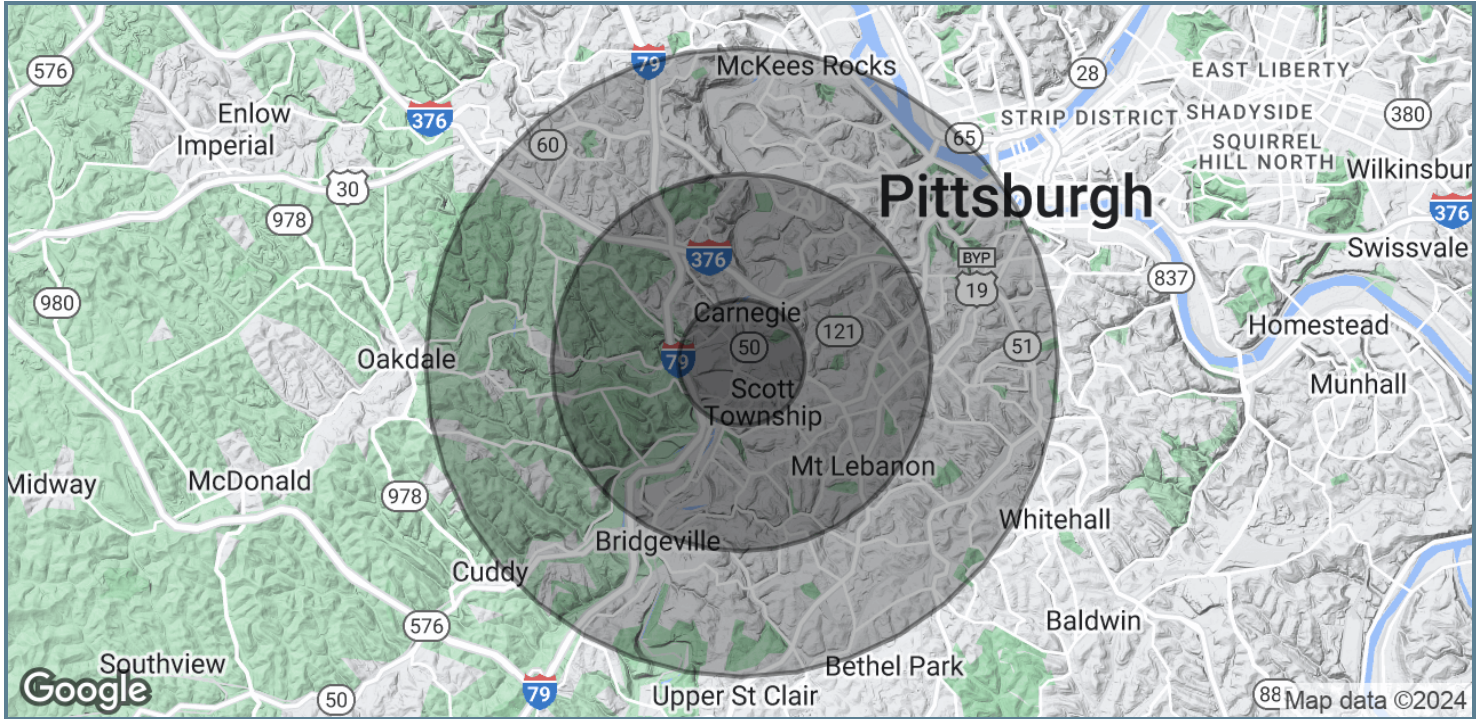
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,206	86,539	211,322
Average Age	44.6	44.3	42.6
Average Age (Male)	40.0	41.9	40.8
Average Age (Female)	48.2	46.3	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,958	43,079	104,444
# of Persons per HH	1.9	2.0	2.0
Average HH Income	$67,980	$92,284	$84,187
Average House Value	$134,462	$205,888	$183,815

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction,and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL · AutoZone · ALDI · CVS pharmacy · ATI PHYSICAL THERAPY · DaVita · T··Mobile· · StateFarm · MARCO'S PIZZA · DUNKIN' · JIMMY JOHN'S SANDWICHES · KeyBank

Why Legacy

Large Portfolio
Leverage our 700+ properties in 20+ states to quickly expand your national footprint.

One Partner
We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.

Prime Locations
Our properties are located on high-traffic corner lots known as "Main and Main."

True Operators
We've operated over ten businesses in 800+ locations and understand your need to move quickly.