



## PRIME RETAIL CENTER

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FOR SALE

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4850 McKnight Road  
Pittsburgh PA 15237

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Prime Retail Strip Center - Directly across from North Hills Village Mall and within minutes of the Ross Park Mall
- Abundant parking in side lot
- Approximately 39,000 vehicles per day
- Retail Tenant: U.S. Armed Services
- Traffic Signal/Back-Lit Marquee with high visibility on McKnight Road

## BUILDING SIZE:

8,542 sf

## AVAILABLE SPACE:

960 and 3,680 square feet

(Front End-Cap)

## SALE PRICE:

\$3,400,000 | NOI: \$227,439

CAP RATE: 7%



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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	6,880	70,723	189,493
Median HH Income	\$96,457	\$80,909	\$70,874

