



PRIME RETAIL CENTER

FOR SALE

4850 McKnight Road
Pittsburgh PA 15237

David Hanley • Broker • 412-261-6532 x237 • david@prudentialrealty.com

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%

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.

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 |

