

11,624 SF FOR SALE

Flexible Commercial Opportunity

5173 Campbells Run Road, Pittsburgh, PA 15277



PROPERTY HIGHLIGHTS

- Strategic West End Location** – Excellent access to I-376 (Parkway West), I-79, Downtown Pittsburgh, Robinson Township, and Pittsburgh International Airport.
- Flexible Commercial Opportunity** – Suitable for office, service, flex, or owner-user occupancy with a functional layout that allows for immediate use or reconfiguration.
- Strong Access & Visibility** – Positioned along Campbells Run Road, a well-traveled corridor serving the western Pittsburgh market.
- Established Commercial Corridor** – Surrounded by a diverse mix of office, industrial, retail, and service users with nearby shopping, dining, and major employers.



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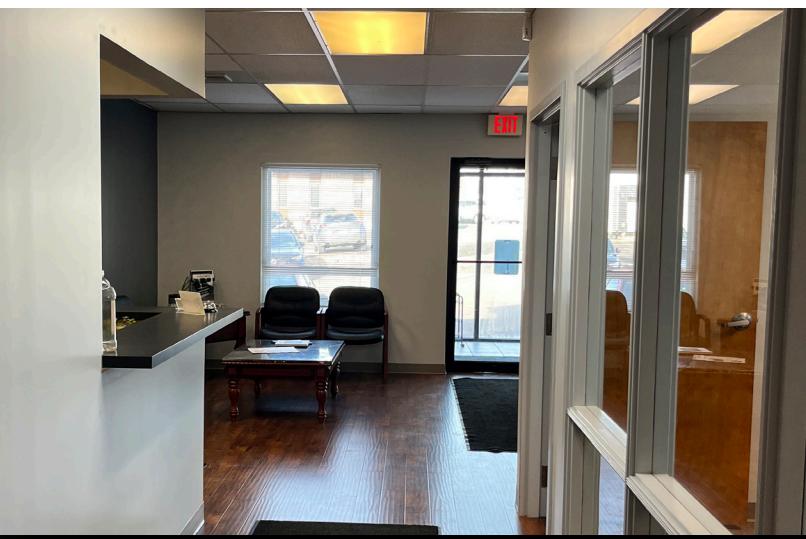
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Brokerage Services

INTERIOR PHOTOS

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SIGNAGE OPPORTUNITY

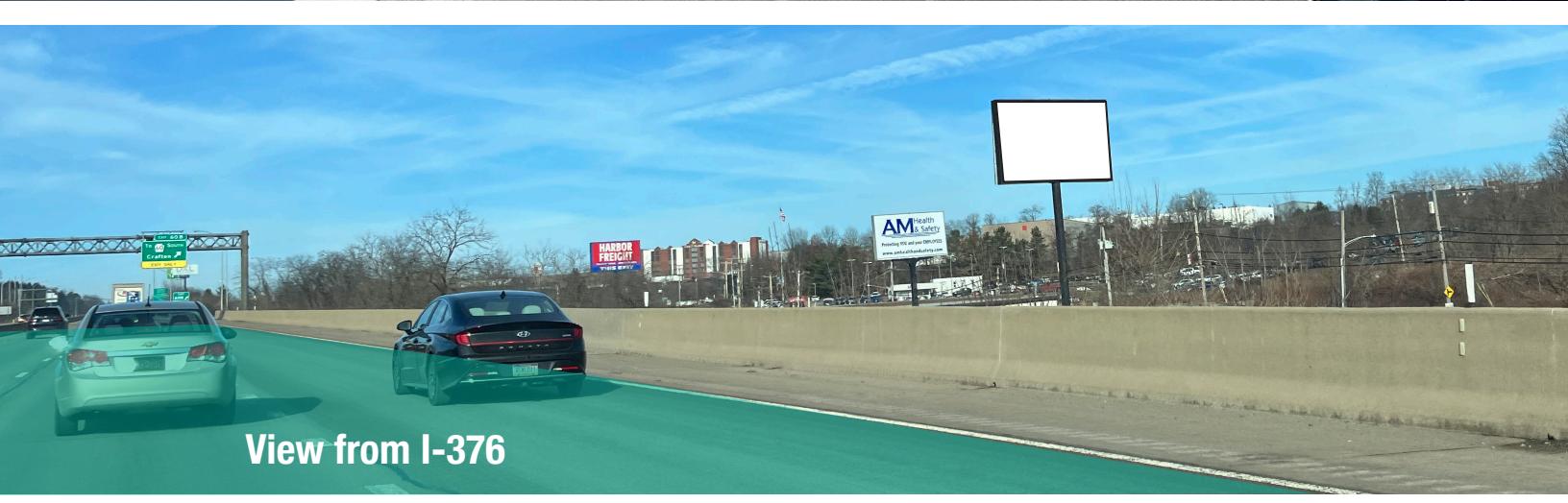
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Signage Opportunity →

5173 Campbells Run Rd



View from I-376



5173 Campbells Run Road presents a strong opportunity to acquire a well-located commercial property in Pittsburgh's West End corridor, an area known for excellent highway access and a deep surrounding employment base. Positioned along Campbells Run Road, the property benefits from convenient connectivity to I-376 (Parkway West), I-79, Downtown Pittsburgh, Pittsburgh International Airport, and the surrounding West Hills communities.

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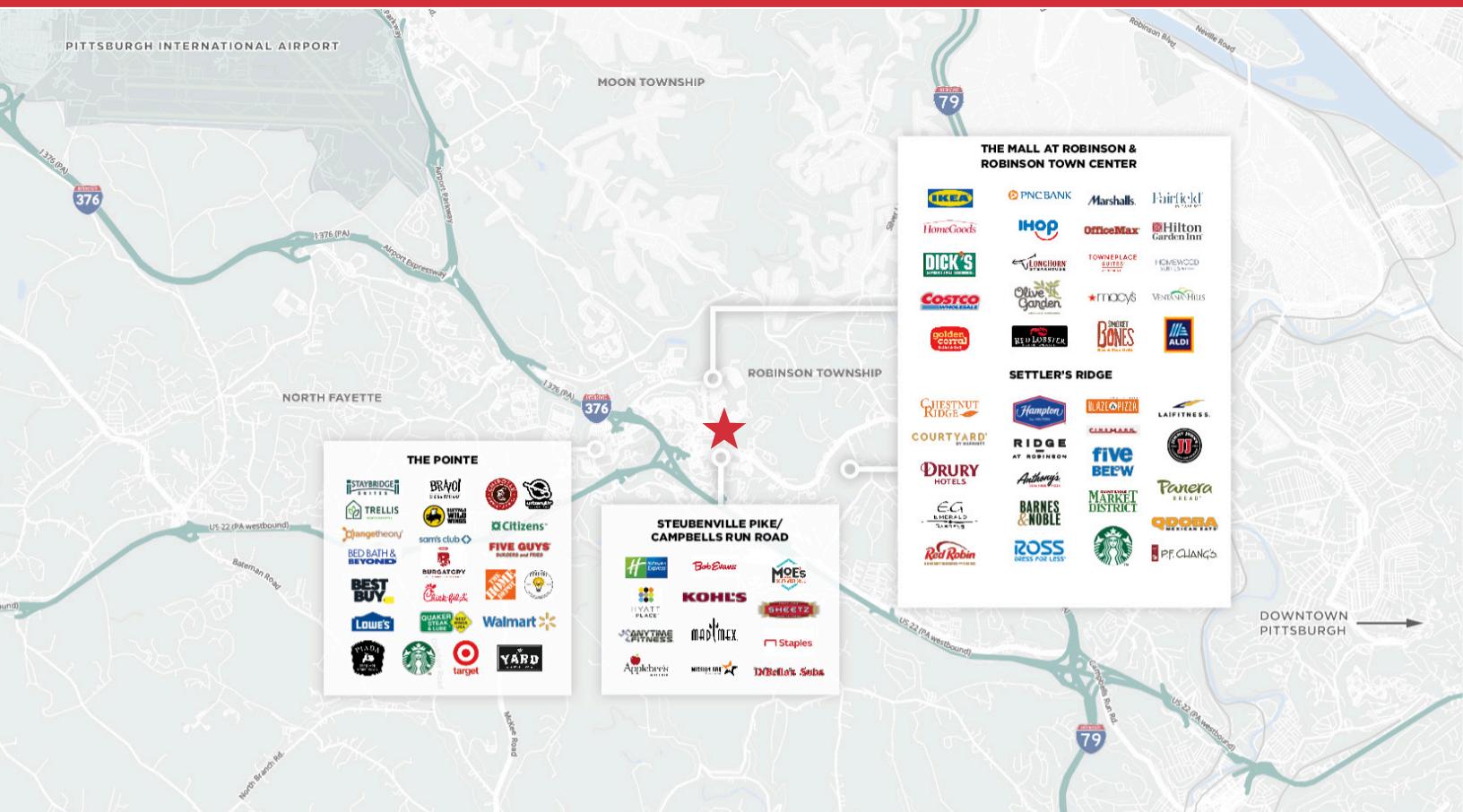
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DEMOGRAPHICS & AMENITIES

5173 Campbells Run Road, Pittsburgh, PA 15277



The Campbells Run Road corridor serves as a key connector between Robinson Township, the Parkway West, and Downtown Pittsburgh. The area is home to a diverse mix of office, industrial, retail, and service users, with close proximity to major employers, distribution centers, and retail amenities. Nearby Robinson Township offers extensive shopping, dining, and hospitality options, while Downtown Pittsburgh and the airport are both within a short drive.

CATEGORY	3 MILES	5 MILES	10 MILES
2025 Population	22,877	93,617	497,943
2025 Households	9,722	40,726	219,710
Businesses	2,394	5,277	34,478
Daytime Employment	32,549	61,244	379,477

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