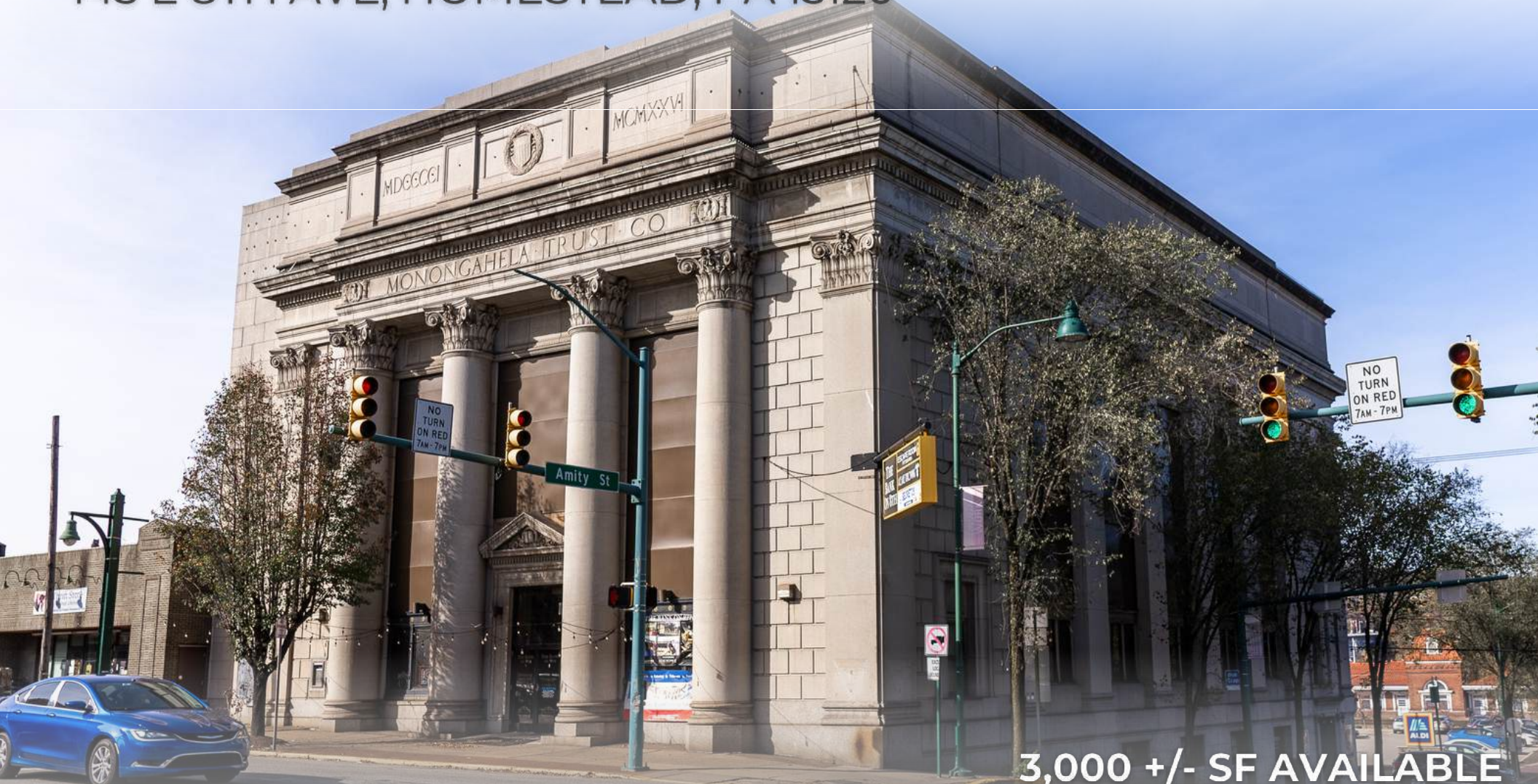


THE BANK ON 8TH

145 E 8TH AVE, HOMESTEAD, PA 15120



3,000 +/- SF AVAILABLE

FOR LEASE

JABE
COMPANIES

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PROPERTY OVERVIEW

The Bank on 8th is home to numerous businesses including Escape Room Pittsburgh and Ace Axe Throwing. The first floor is currently available for lease with 3,000 +/- SF available. Use of liquor license is available. Property is in close proximity to public parking lot.



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION	8,638	52,273	103,708
HOUSEHOLDS	4,282	24,597	48,039
AVERAGE HH INCOME	\$89,125	\$90,138	\$100,969

TRAFFIC COUNTS	VEHICLES PER DAY (VPD)
E 8TH AVE	15,800

TRADE AREA

Homestead is located approximately 6 miles SE of Pittsburgh and 5 miles SW of Wilkesburg. The Bank on 8th is situated just outside of The Waterfront, a very popular open-air shopping mall. The median household income within 3 miles is \$64,917.

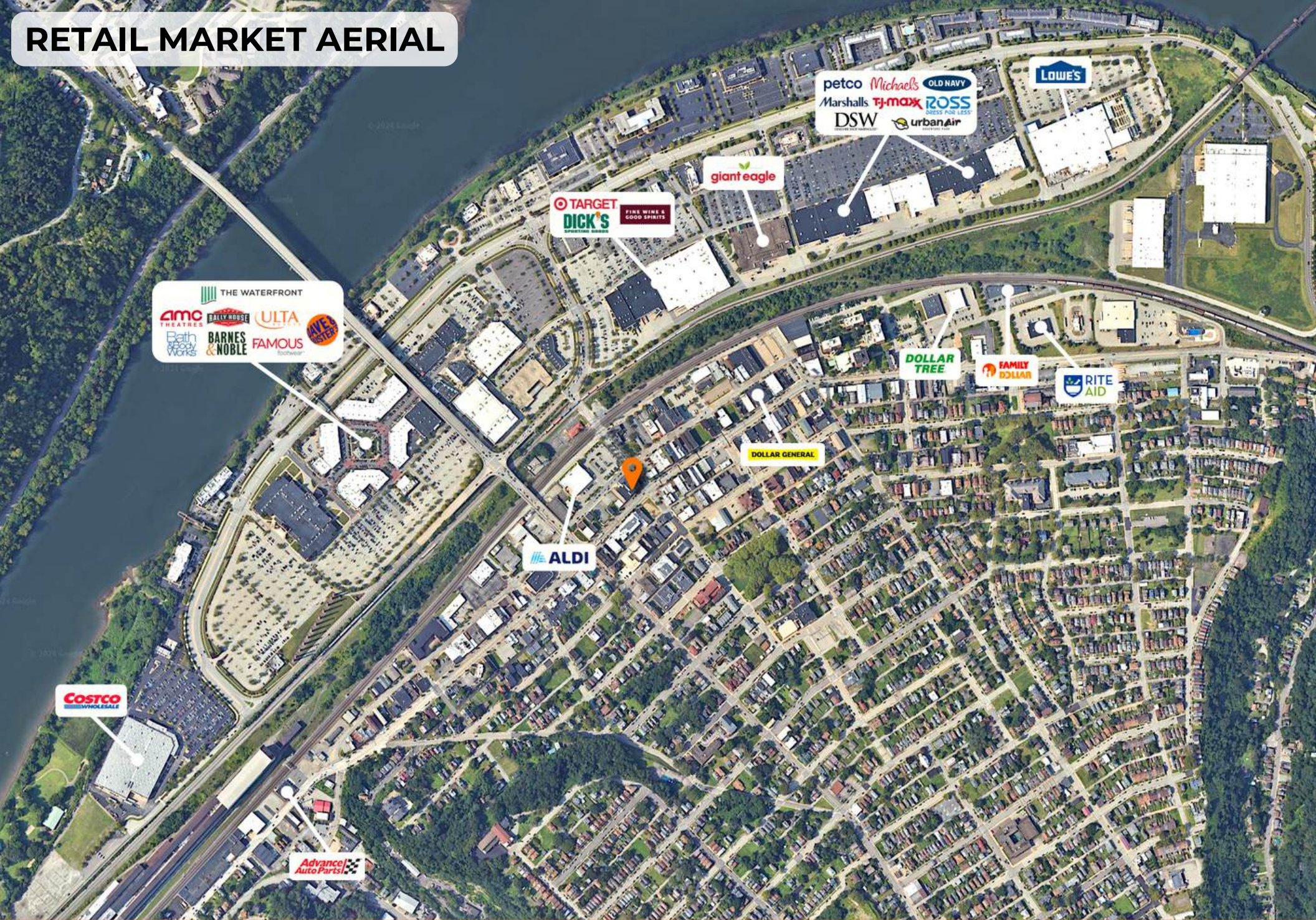


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RETAIL MARKET AERIAL



INTERIOR PICTURES



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JABE COMPANIES

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ACQUISITIONS
& DISPOSITIONS

TENANT & LANDLORD
REPRESENTATION

SITE SELECTION
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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