



RETAIL/OFFICE PROPERTY FOR LEASE IN SHARPSBURG

1003 MAIN ST
PITTSBURGH, PA 15215



Presented By:

Kevin Riley

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	6,400 SF
Available SF:	2,200 - 4,200 SF
First Floor SF:	4,200
Second Floor SF:	2,200
Lot Size:	.11 Acres or 4,862 SF
Number of Units:	2
Year Built:	1900
Zoning:	Industrial

PROPERTY OVERVIEW

Introducing a prime leasing opportunity in Sharpsburg. This versatile property offers the ideal setting for retail or office space. It features a prominent storefront directly located on Main Street, a vibrant corridor including diverse array of local retailers such as Redhawk Coffee Roasters, Dancing Gnome Beer and The Brinery. Benefit from the convenient accessibility to Route 28, simplifying commutes for employees, clients, and customers alike. Whether you envision a dynamic retail establishment or a modern office space, this property provides a versatile canvas to bring your vision to life. Embrace the opportunity to establish your presence in this thriving area, where the possibilities are limitless for your business's success.

PROPERTY HIGHLIGHTS

- Storefront directly located on Main Street
- Directly across from Chief Gaya's Statue
- Easily access to Route 28

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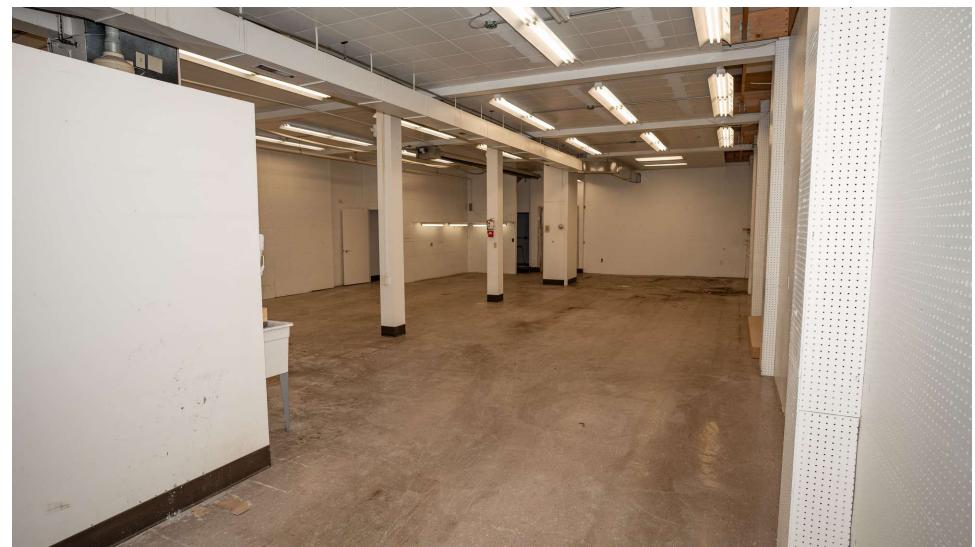
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ADDITIONAL PHOTOS



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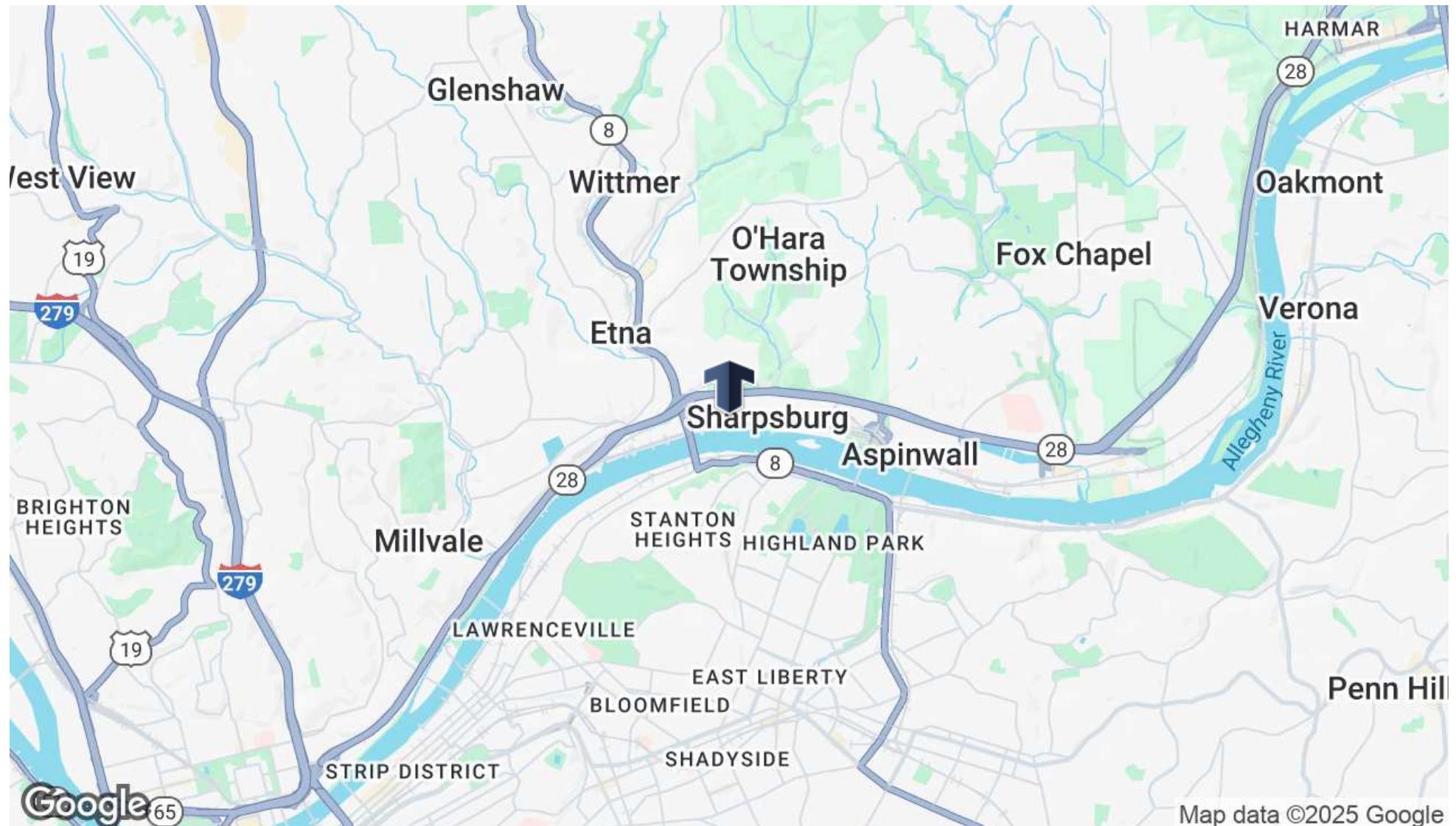
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LOCATION MAP



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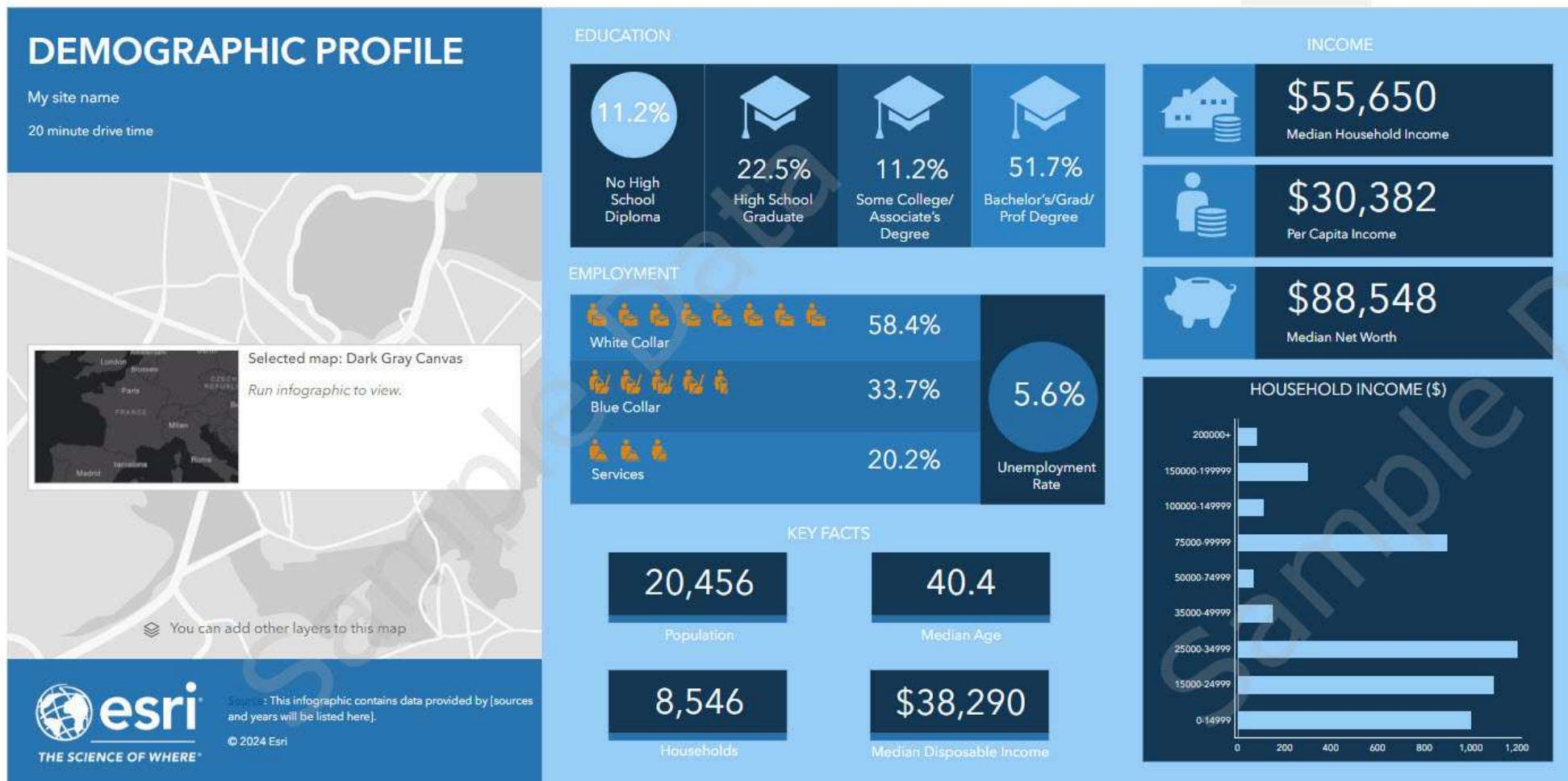
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DEMOGRAPHICS



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