



KIN PROPERTIES

2003 Cheryl Drive Pittsburgh, PA 15237

PITTSBURGH, PA | RETAIL PROPERTY

FOR LEASE | 32,594 SF



PROPERTY DESCRIPTION

32,594 sqft retail building plus a 20,795 sqft basement at dock level.

PROPERTY HIGHLIGHTS

- Includes 20,795 sqft basement at dock level
- 290 parking spaces
- Well located next to Ross Park Mall and McKnight Road
- Area retailers include Dicks, Nordstrom, LL Bean, Macy's, Ashley Furniture, Aldi, Target, Kohls and Burlington.

OFFERING SUMMARY

Available Size:	32,594 SF
Lot Size:	5.38 Acres
Lease Rate:	\$9.00 SF/yr (NNN)
Tax Rate:	\$2.95 / SF

DAVID ROTH

561.620.9200 x117
droth@kinproperties.com

JEFF ROSS

561.620.9200 x123
jross@kinproperties.com



Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

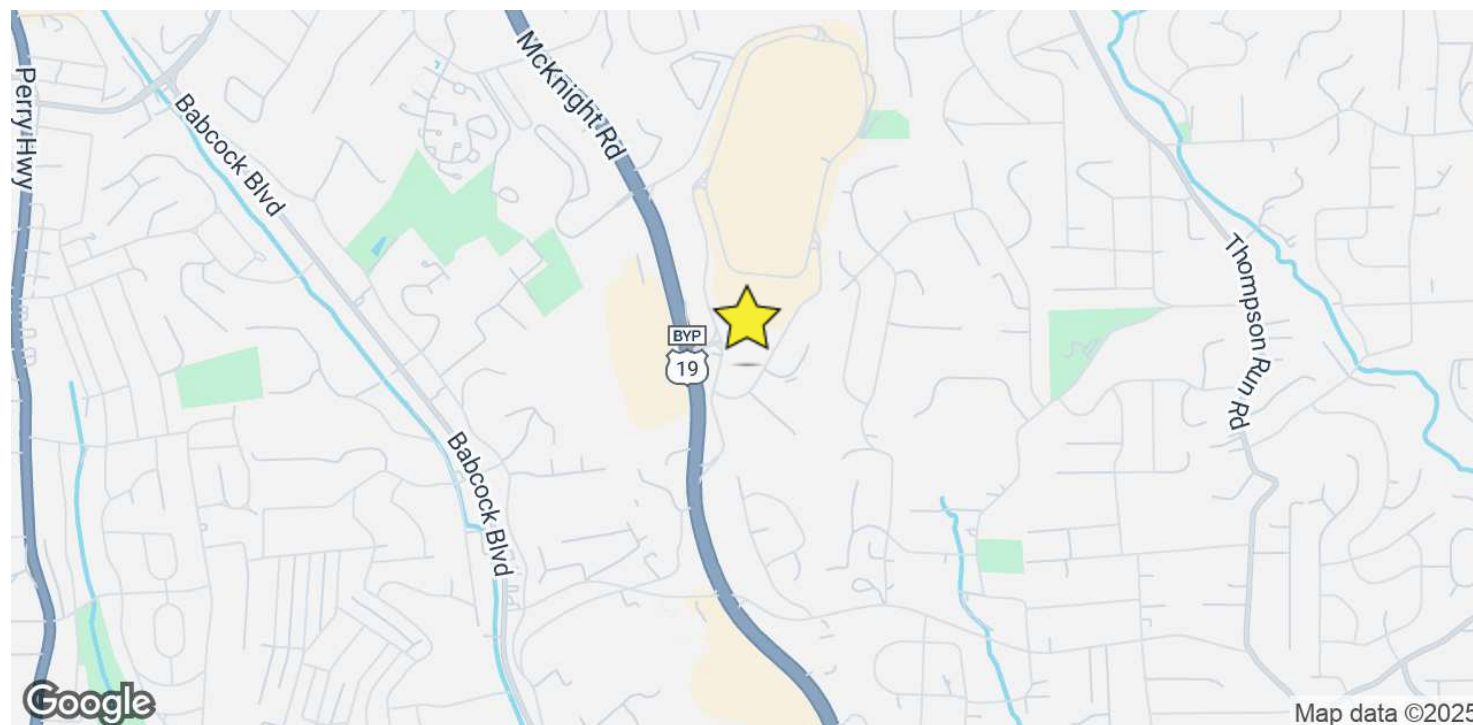
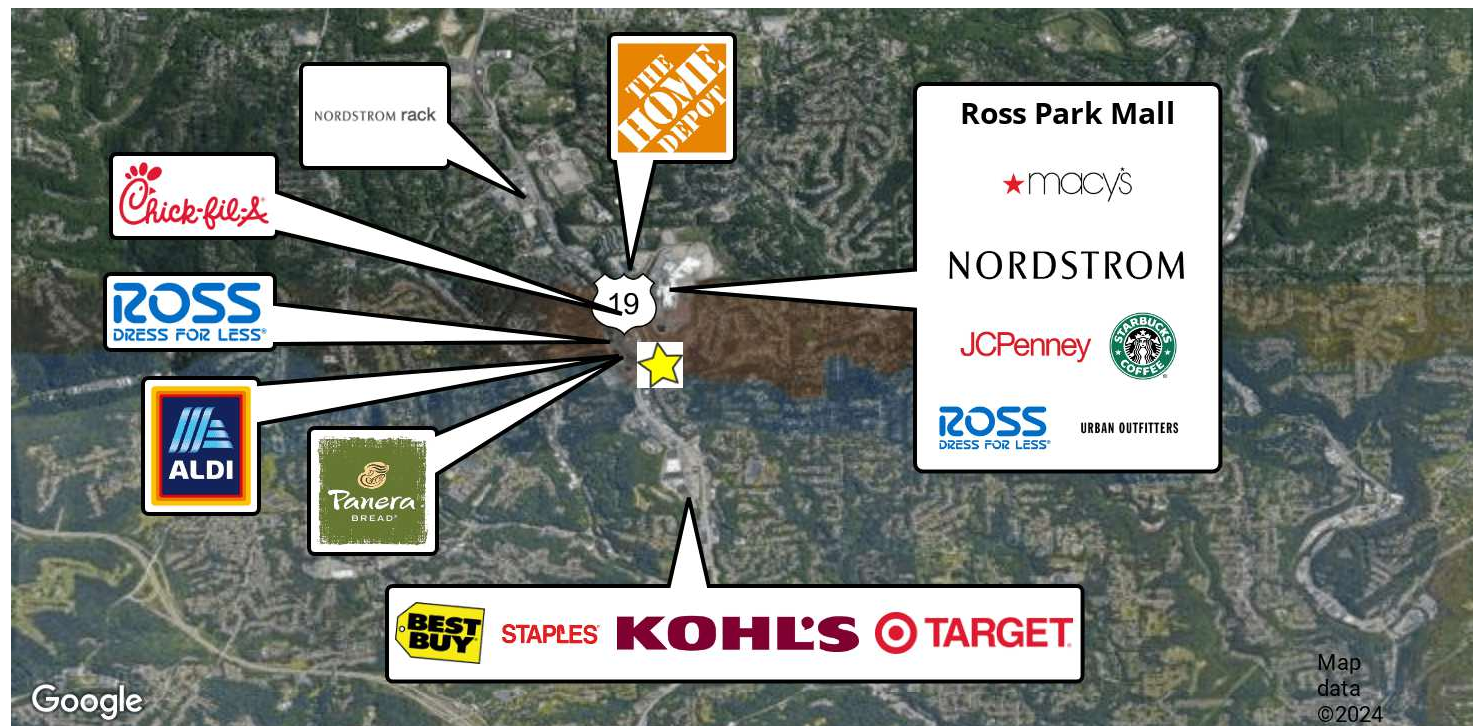


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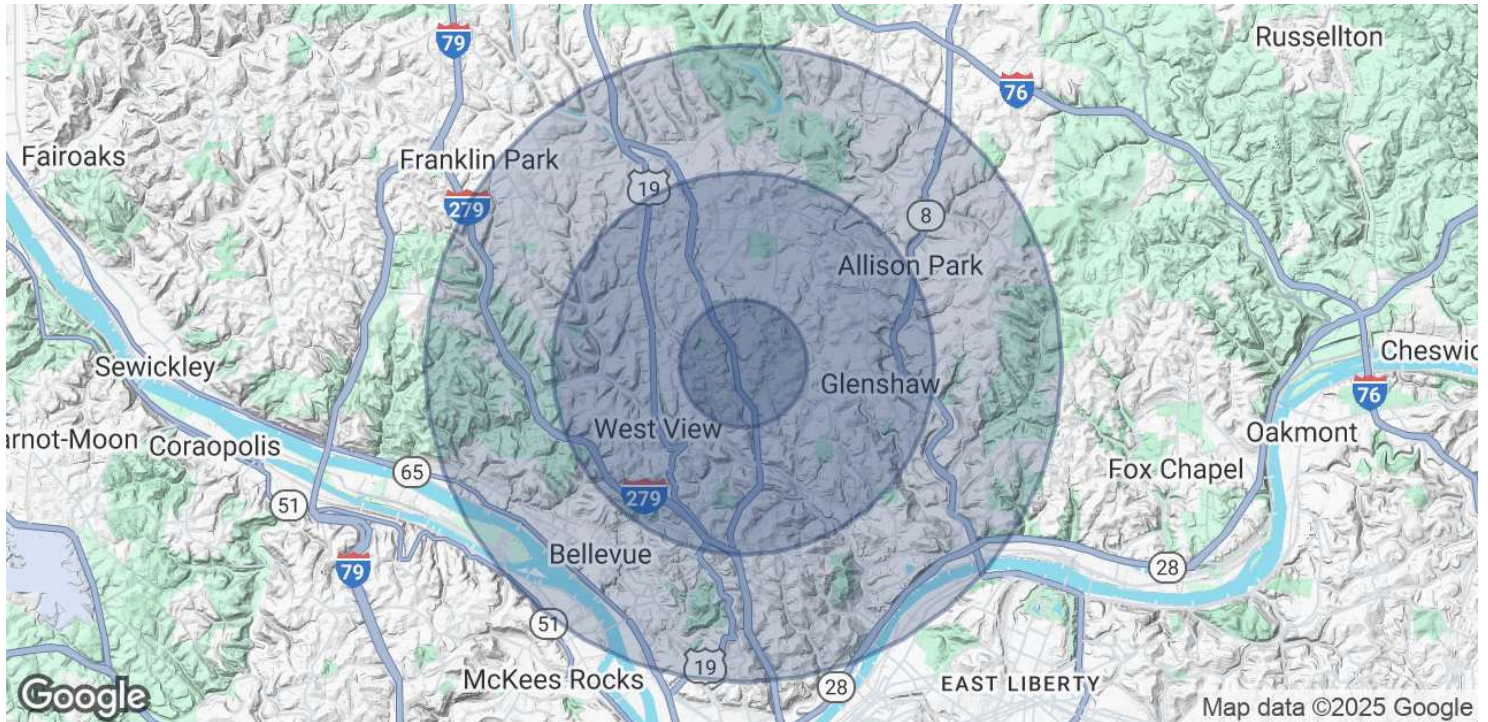
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,004	69,069	190,303
Average Age	45.5	44.4	42.6
Average Age (Male)	40.7	41.7	40.1
Average Age (Female)	48.1	46.5	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,627	29,142	80,549
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$81,884	\$76,362	\$69,699
Average House Value	\$172,584	\$156,189	\$149,536

2020 American Community Survey (ACS)

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