



BUILDING FOR LEASE

620 Washington Road, Mt. Lebanon PA 15228



Building Size 2,800 SF | Site Size approx. 10,880 SF

PROPERTY HIGHLIGHTS

- On-site parking lot with drive thru
- High foot and drive by traffic
- Signalized corner location
- Potential for office, medical or retail users
- Zoned CBD – Commercial Business District
- Walking distance to the Mount Lebanon "T" / Pittsburgh Light Transit System



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	22,087	121,610	274,473
Avg HH Income	\$113,181	\$96,297	\$90,761
Daytime Employees	7,550	55,602	201,460

Avg Daily Traffic - 16,498 vehicles daily- Washington Road



Erin Bell Hirt, Director of Real Estate & Development

400 Mosites Way, Suite 100, Pittsburgh, PA 15205

Office: 412-923-2255 x267 Cell: 724-344-3774 Email: ebell@mosites.com