



RETAIL PROPERTY FOR LEASE

PLUM RIDGE CENTER

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2800 GOLDEN MILE HWY, PLUM, PA 15239

RETAIL PROPERTY FOR LEASE



LOCATION DESCRIPTION

Prime retail space located on high traffic retail corridor of Route 286. Within minutes to Murrysville, Plum and Monroeville Easy access to PA Turnpike, 376 Parkway East, Route 380, & Route 66.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Retail Plaza
- Located on the border of Allegheny & Westmoreland Counties
- Easy access to PA Turnpike & 376 Parkway East
- Located along Route 286
- Healthy tenant mix

PROPERTY DESCRIPTION

5-year rates:
Office rate is \$18.00 per SF

Shorter-term pricing is available. Included in the above rate(s) is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr (MG)
Available SF:	1,560 - 3,045 SF
Building Size:	18,075 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,170	11,298	24,082
Total Population	5,667	28,806	60,720
Average HH Income	\$79,555	\$82,848	\$82,093

CLAYTON MORRIS

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SAMPSON·MORRIS GROUP

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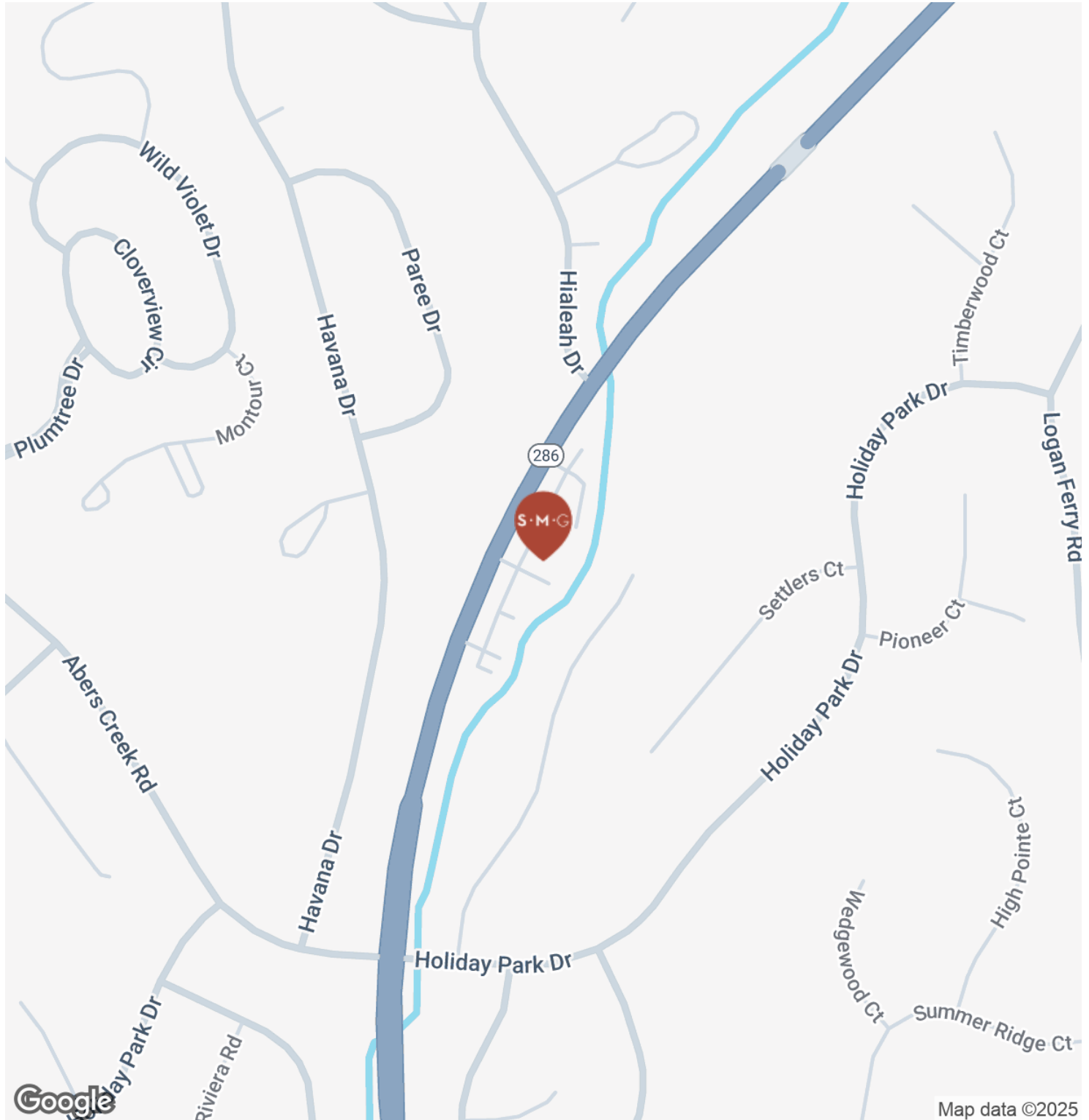
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