



4,200+ SF BUILDING FOR SALE OR LEASE IN MONROEVILLE

206 MONROE ST
MONROEVILLE, PA 15146



Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate Upstairs:	\$15.00 PSF
Lease Rate Downstairs:	\$7.50 PSF
Building Size:	4,268 SF
Lot Size:	24,246 SF
Number of Units:	1
Year Renovated:	2020
Zoning:	BLVD

PROPERTY OVERVIEW

Formerly operated as a daycare, this well-maintained property will soon be delivered vacant and is available for sale or lease. Featuring quality construction and a flexible layout, the building is well-suited for a variety of commercial, educational, medical, office, or community-oriented uses, offering an excellent opportunity for both owners or tenants looking for a new home for their business.

PROPERTY HIGHLIGHTS

- Excellent Monroeville location with convenient access to I-376, I-76 (PA Turnpike), and U.S. Route 22
- Ample Parking
- Surrounded by established retail, healthcare, office, and residential amenities
- Easily accessible from major regional employment centers throughout Allegheny and Westmoreland Counties
- Strong visibility with $\pm 17,000$ VPD (Vehicles Per Day)

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ADDITIONAL PHOTOS



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ZONING

BLVD - BOULEVARD - USE BY RIGHT

Accessory Structure
Athletic Facility
Bar
Business Service
Cigar Bar/Lounge
Commercial Communication Antenna
Condominium
Drive-In Restaurant
Drive-Thru Establishment
Drive-Thru Restaurant
Dry Cleaning
Financial Institution, Insurance, and Real Estate Office
Fitness Center
Food Truck
Forestry
Funeral Home
Laundromat
Limited Office
Local Restaurant
Local Retail Shop
Medical Clinic
Membership Club
Nature Preserve
Office
Outdoor Dining
Park
Personal Services
Restaurant
Retail Sales
School
Studio
Vehicle Sales Room



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RETAILER MAP



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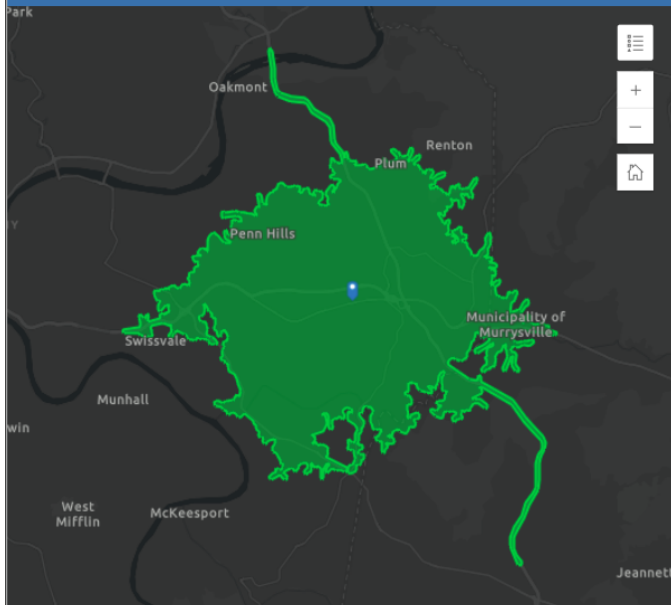


DEMOGRAPHICS MAP & REPORT

DEMOGRAPHIC PROFILE

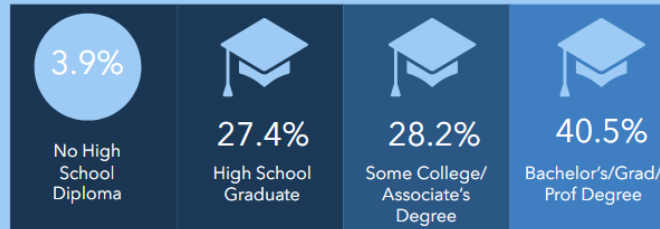
206 Monroe St, Monroeville, Pennsylvania, 15146 2

Drive time of 15 minutes

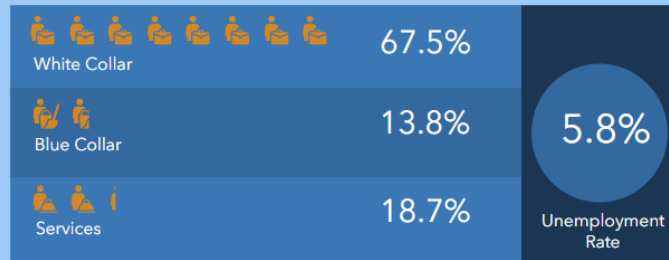


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EDUCATION



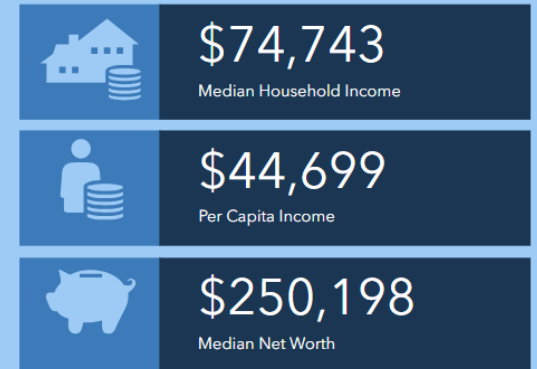
EMPLOYMENT



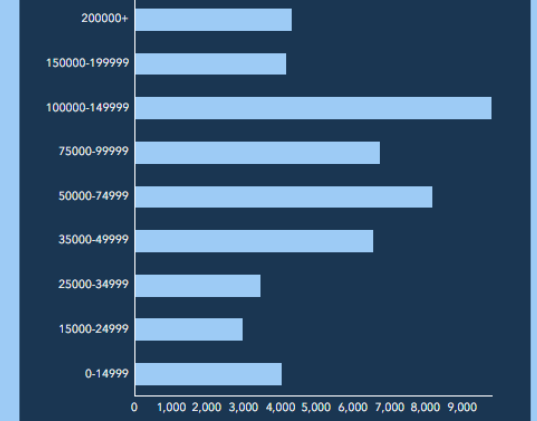
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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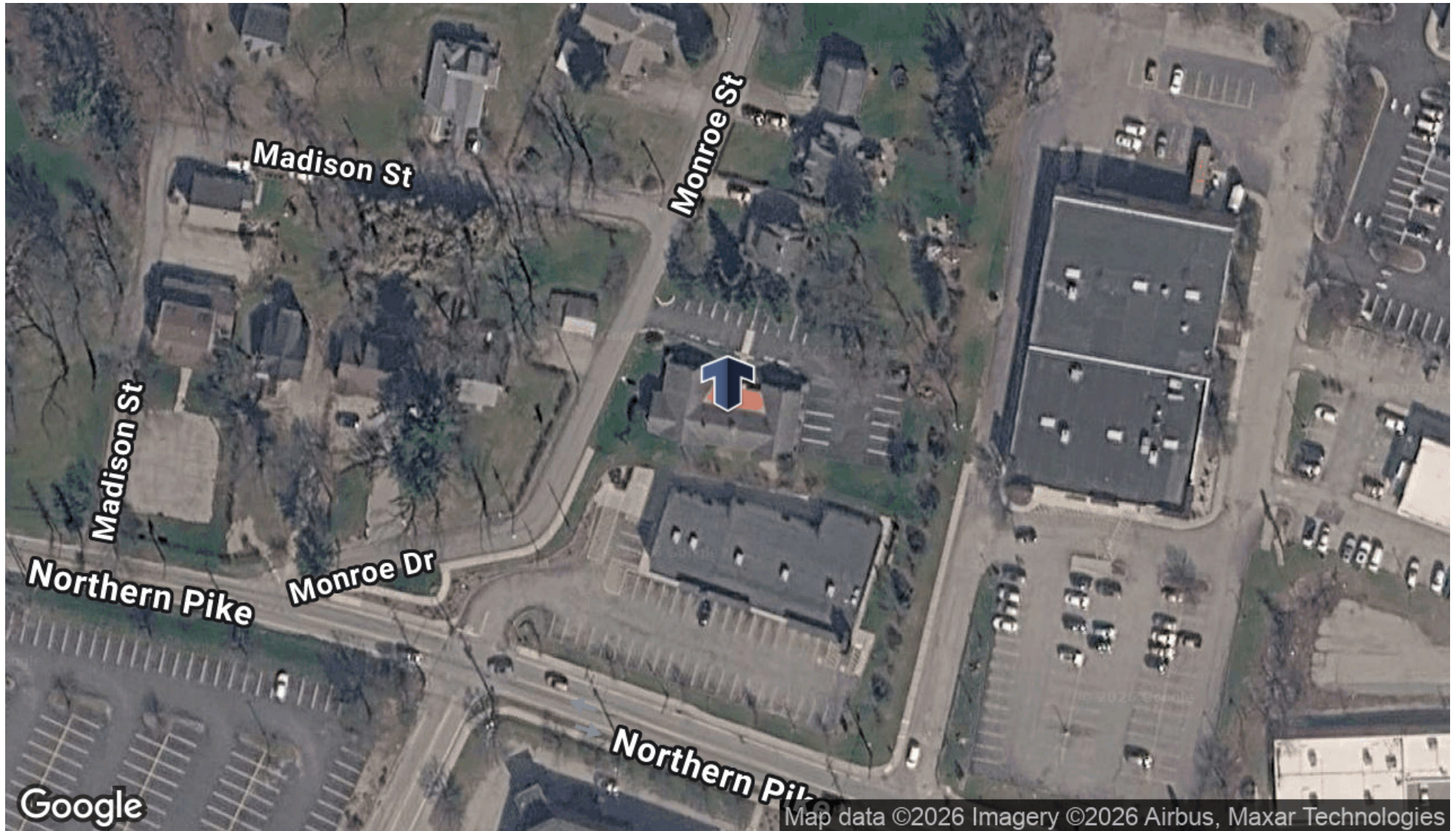
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AERIAL MAP



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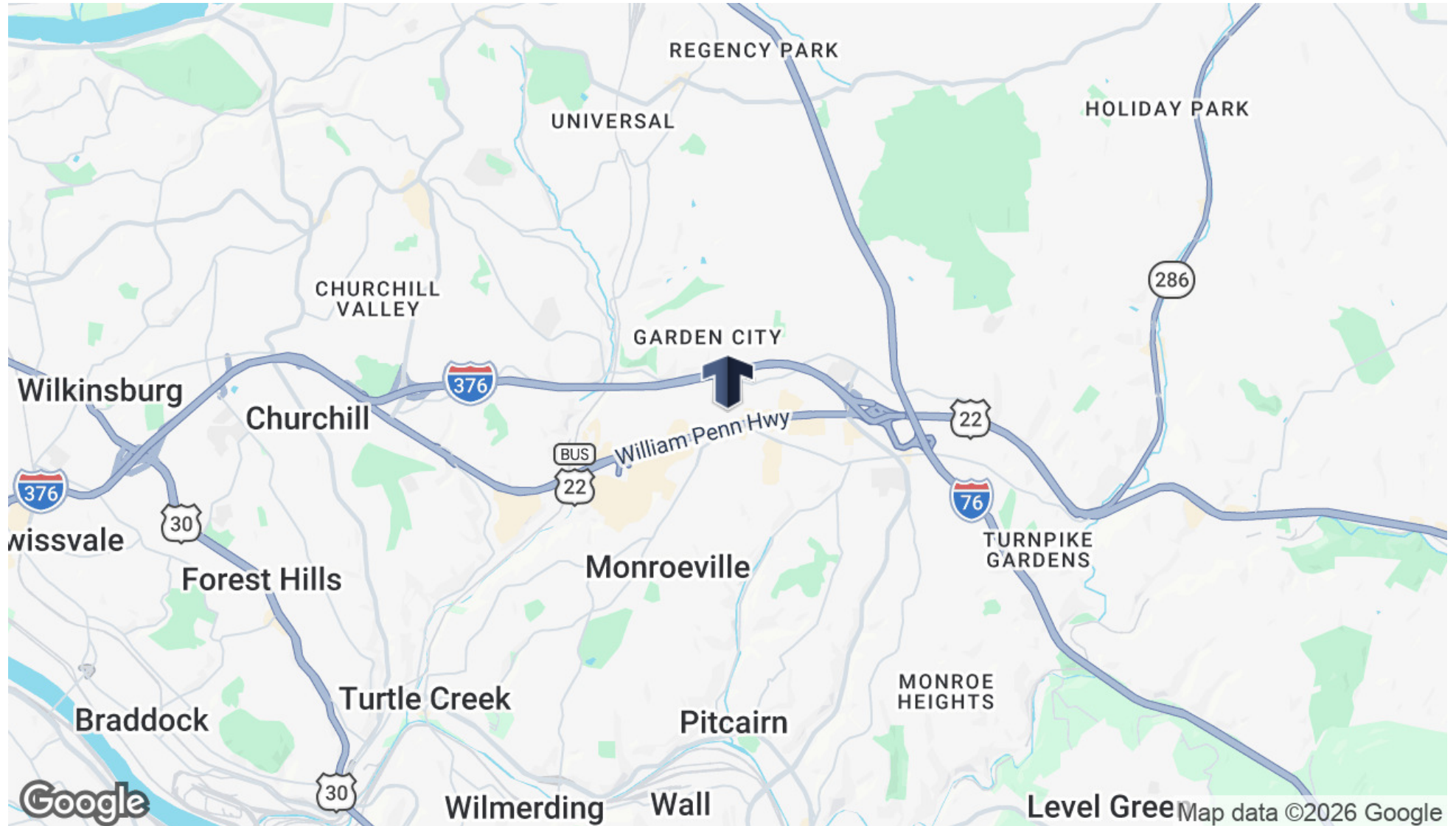
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LOCATION MAP



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