

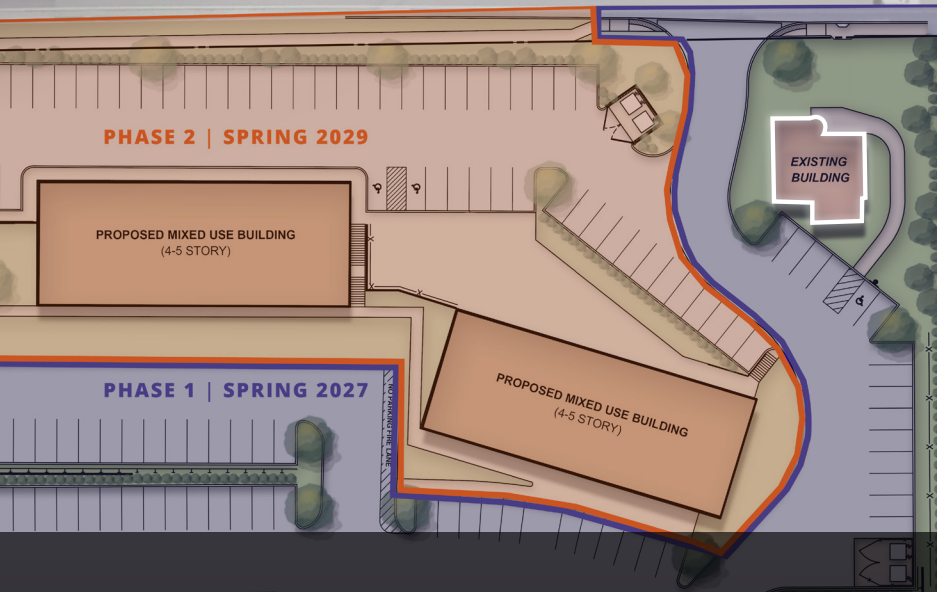
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BROUGHTON ROAD

BETHEL PARK, PA 15102



BROUGHTON ROAD



Prime Corner Redevelopment Opportunity

REDEVELOPMENT POTENTIAL • BUILD-TO-SUIT • GROUND LEASE

Opportunity Highlights:

- Prime standalone commercial redevelopment opportunity
- Existing **3,000 SF** building
- Ground lease, build-to-suit, or redevelopment potential
- Highly visible corner location with excellent access
- Located on Broughton Rd with approximately 25,000 vehicles per day
- Ample on-site parking
- Flexible use potential for retail, restaurant, medical, office, or service users
- Strong South Hills demographics and surrounding retail corridor

Ideal Users:



CAFÉ/COFFEE SHOP



QUICK-SERVICE RESTAURANT



DENTAL/MEDICAL OFFICE



FINANCIAL INSTITUTION



BOUTIQUE RETAIL



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