

OXFORD

REALTY SERVICES, INC.

FOR SUBLEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

4764 Baum Boulevard

Pittsburgh, PA 15213



Ground Lease **Premises**

- 17,030 SF Property Size
- 1,400 SF Building with 1,152 SF - Drive-Thru Canopy

Sublease **Term**

- Through January 31, 2027

Sublease **Rate**

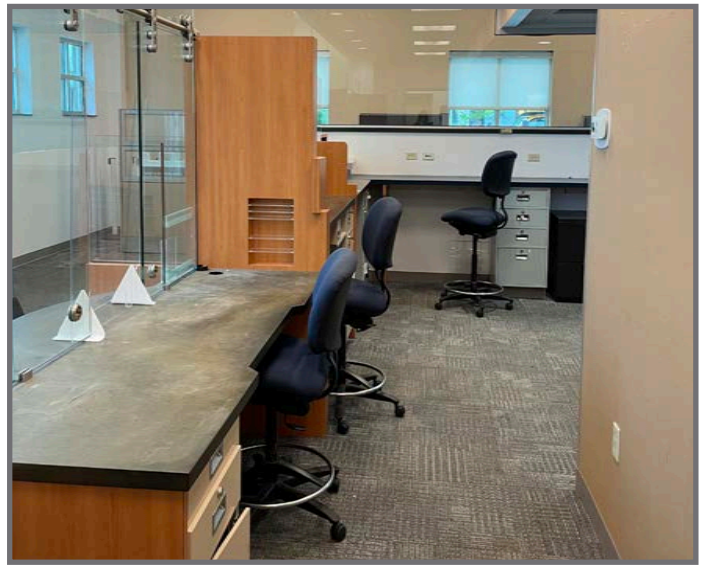
- Negotiable

Property **Highlights**

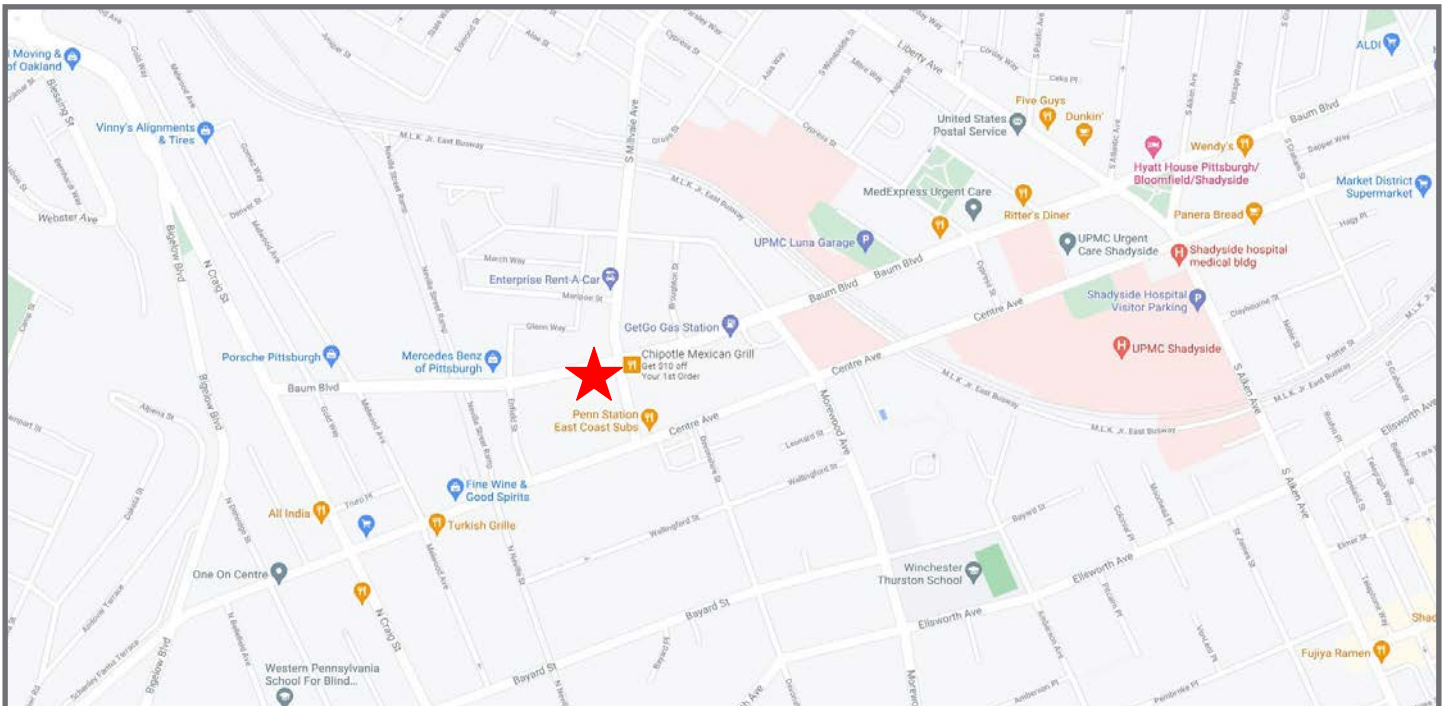
- High traffic corner location with great exposure and visibility along Baum Boulevard
- Twelve (12) on-site parking plus three (3) drive thru lanes
- Ideal uses include retail, medical and specialty office
- Potential to convert to direct lease with strong credit user

DEMOGRAPHICS

	1-MILE	3-MILES
Population	38,441	179,352
Avg. HH Income	\$75,288	\$81,572



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.



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