

55  
ALPHA DR WEST  
THE LANDINGS



UP TO 9,674± RSF FULL FLOOR OFFICE SPACE ALONG FREEPORT ROAD RETAIL CORRIDOR

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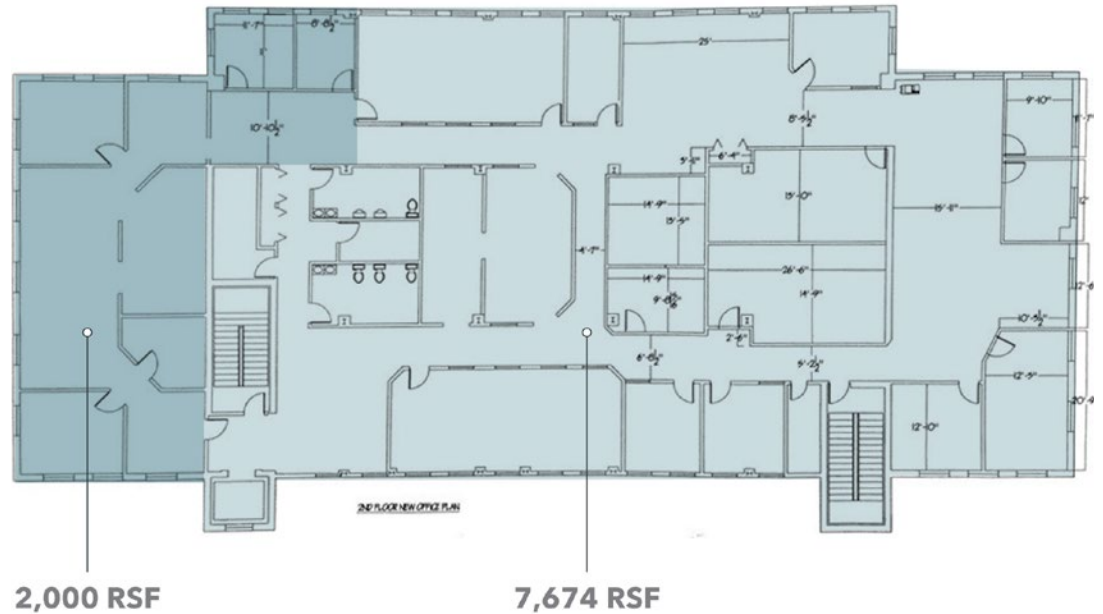
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HARMAR TOWNSHIP | PITTSBURGH, PA 15238

## 2,000 - 9,674± RSF OFFICE SPACE AVAILABLE

### PROPERTY HIGHLIGHTS

- Entire second floor available, subdividable to 2,000 RSF
- Partially furnished
- Modern office space with exposed ceilings, polished concrete floors, and glass front offices
- Abundant natural light
- Common area modernization underway
- Free, on-site parking - total of 151 spaces
- Walking distance to public transportation
- Signage opportunities on Freeport Road
- Immediate access to the Pennsylvania Turnpike (I-76) and SR-28
- Steps from numerous retail and dining options



2,000 RSF

7,674 RSF

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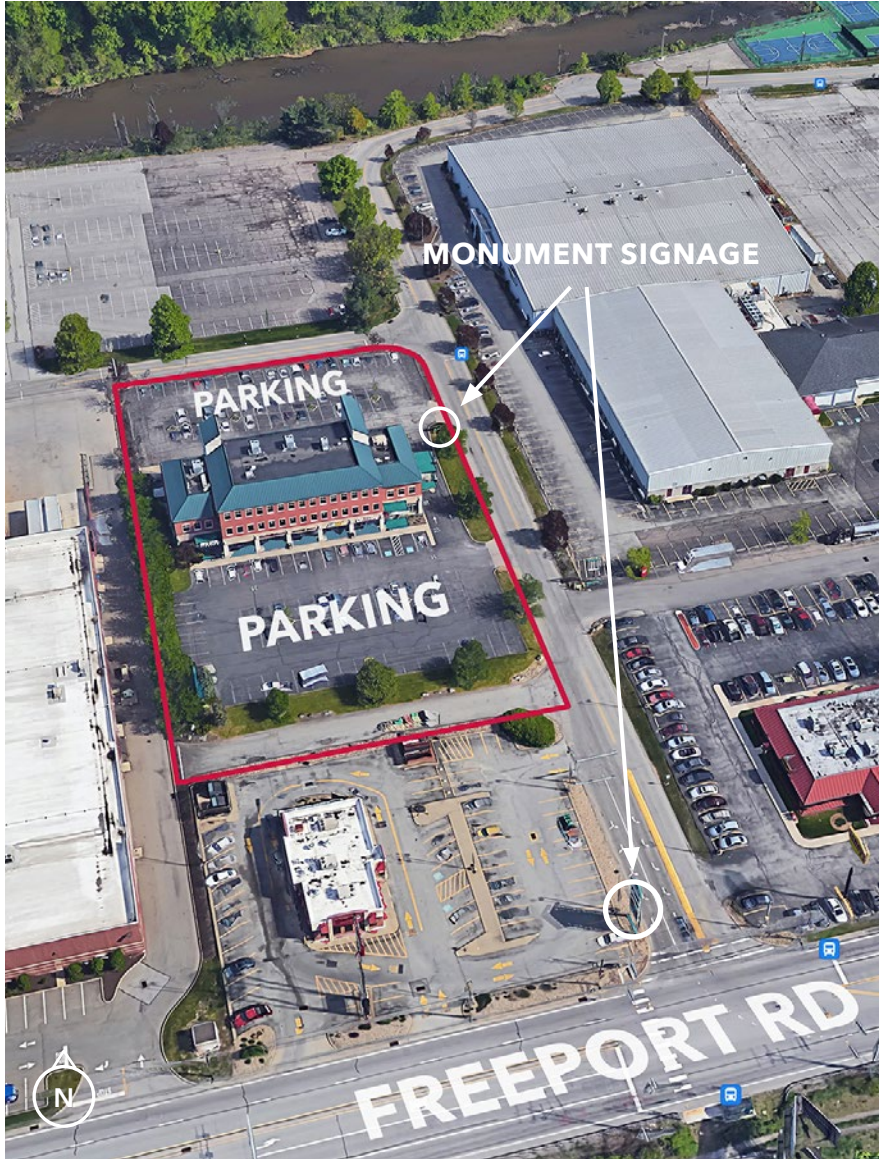
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## AREA AMENITIES: FREEPORT ROAD RETAIL CORRIDOR



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**DEMOGRAPHICS** 5 MILE RADIUS (2023)

Source: Esri, Esri-Data Axle, Esri-MRI-Simmons, U.S. Census



85,600  
POPULATION



38,351  
HOUSEHOLDS



\$126,189  
AVG. HOUSEHOLD  
INCOME



48.2  
MEDIAN AGE

# 55

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